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No. — 47



HOMES OF COMFORT

EDITION No. 47

*122 Designs of Moderately
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Selection of Modern, Artistic
and Practical Homes.*

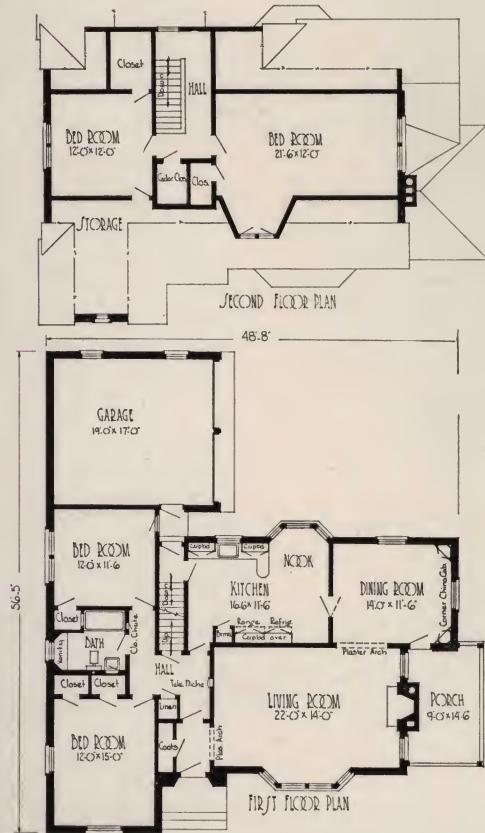


Complete Plans and
Specifications Are
Available for All
Designs

Complete Plans and Specifications for any of the designs shown in this book can be furnished. Special Plans will be drawn to your order. In cases of this kind a sketch should be sent, with an illustration of some other design from which you received your idea, with notes on the changes wanted or pointing out any variation.



HOME BW-4700



Rich in Character...An English Type Stone Bungalow

Size: 48-8 x 38-0 ft., not including porch or garage

THE wide and pleasant front, plus well chosen proportions in every part, make this bungalow a picture of beauty and dignity. You will surely feel the attraction of the roomy screened terrace for warmer days, and of the pleasant bay window in every season.

The interior arrangement is a thoughtful and flexible plan. There is plenty of space for easy, gracious living; yet the sleeping quarters are well separated from living rooms and afford complete privacy. Finished rooms on the second floor are ideal—nicely laid out, with good cross ventilation, and having convenient access to the bathroom on first floor.

The attached garage could be eliminated entirely, or the doors placed in the rear to afford entrance from the alley.

31,650 cubic feet, not including porch or garage



HOME BW-4701

Simple Yet Enduring Character in this New England Type

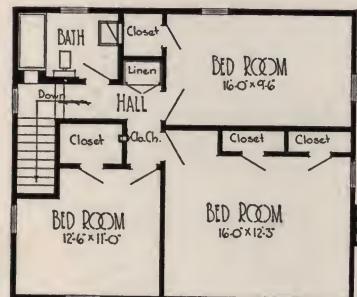
Size: 42-0 x 27-4 ft.

THIS is an outstanding example of Early American Colonial Architecture. The overhang of the second floor, together with the stone front below, give the variation necessary to make this home individually distinctive without sacrificing the conservative, bright Colonial character.

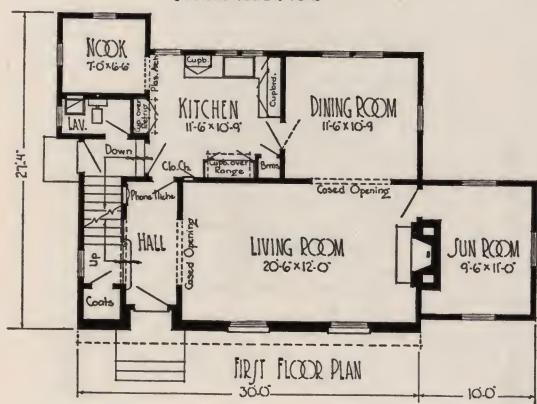
The sun room gives the extra width necessary for a wide lot, yet it may be omitted for a smaller lot without disturbing the charm.

The convenient floor plan allows direct access to the entrance hall from living room, kitchen, basement, and second floor. The good sized kitchen is equipped with combination built-in cupboards and sink. Spacious and well proportioned bedrooms, two of which will accommodate twin beds, have large windows permitting plenty of light and cross ventilation.

24,600 cubic feet

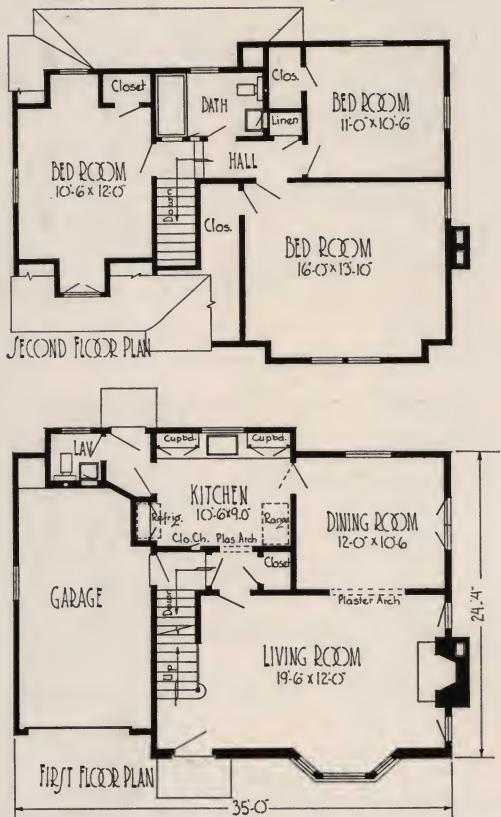


SECOND FLOOR PLAN





HOME BW-4702



English Two Story . . . Different

Size: 35-0 x 26-4 ft., including garage

AN instantly-noticed feature of this English design is the unusual combination of stone, brick, and medium-wide wood siding in the exterior. The bay window, chimney, and upper front projection create a most interesting perspective — carried out further by the dormer window and other design features. There is a world of interest in the lines of this house seen from any angle.

Although the floor plan is small, the architect has laid out six rooms and attached garage, using every available foot of space. There is ample space here for the average family, and every attraction for each member of the family.

The bedroom over the garage is reached from the stair landing, and will make a wonderful den or boy's room. Note that handy access to the garage is provided by door on the stair landing. Modern convenience features provide utmost value for amount of expenditure.

18,800 cubic feet, including garage



HOME BW-4703

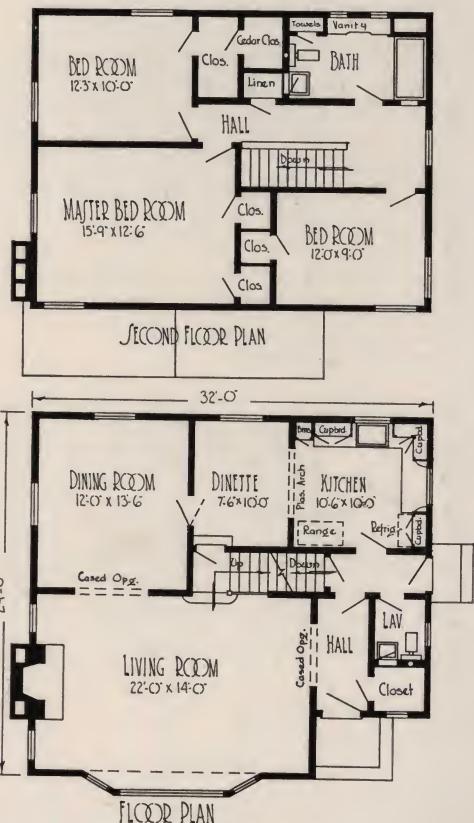
A Blending of Modernism With Best Standard Design

Size: 32-0 x 30-6 ft.

THE basic and essential features of this house, it will be obvious, are those which always have distinguished good building, and always will. Clean, graceful lines—pleasant proportions—a feeling of substantial size—are all here. Just a few touches of modernism help to make this a true "family home" which will remain in style for many, many years. In analyzing the splendid exterior effect, you will note that the deft touches of design all combine to make a beautiful picture.

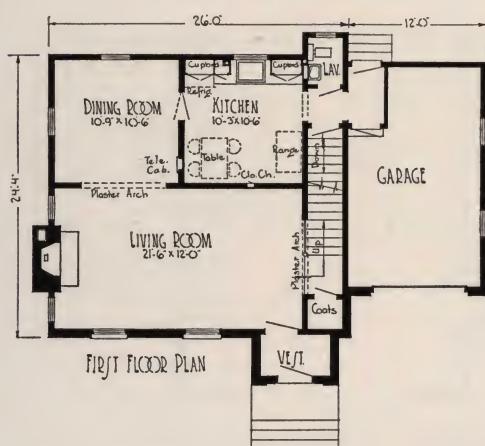
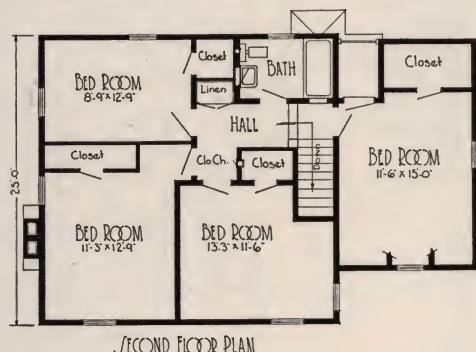
A truly modern interior plan, in keeping with the character of the house, deserves your study. Rooms are large enough for excellent living, but not at all wasteful of space. Up to the minute built-in features and large and numerous closets, so desirable to moderns, are found here. One would have to examine many plans to find one offering as much in living-value as this.

24,150 cubic feet





HOME BW-4704



Individuality in American Style

Size: 38-0 x 28-4 ft., including garage

AN entirely singular design based on our domestic pattern of architecture using the advanced vestibule to conserve space within. This exceptional scheme provides the maximum number of rooms for its area. The front facing garage is ornamented so as to become an integral part of the house, with a bedroom, closet, and deck on the second floor. Examine the floor plans carefully and note the excellent layout of the main part of the house. Particularly unique is the rear entry accessible directly to kitchen, lavatory, garage, basement, and back door. The exterior would be equally attractive done in white shingles and brick.

23,400 cubic feet, garage included



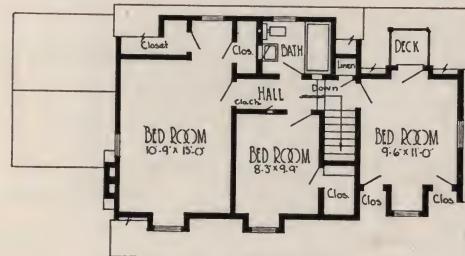
HOME BW-4705

Attractive Cape Cod Colonial

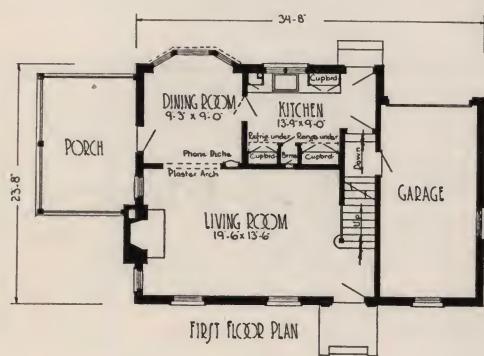
*Size: 34-8 x 25-0 ft., including garage,
porch not included*

HERE a delightful combination of exterior materials enriches this Cape Cod design. At first the view shown above gives the impression of costliness, but a careful analysis of the size shows a small main floor plan of 24-8 x 23-8 plus the porch and garage: a truly economical size for a three-bedroom home in a well proportioned plan that is extraordinary in its make-up. In the basement an amusement room runs across the front of the house with laundry and furnace rooms in the rear. Three bedrooms and bath upstairs, with plenty of closet space, complete our description of a home which we consider well above the average.

*18,250 cubic feet, including garage,
porch not included*



SECOND FLOOR PLAN



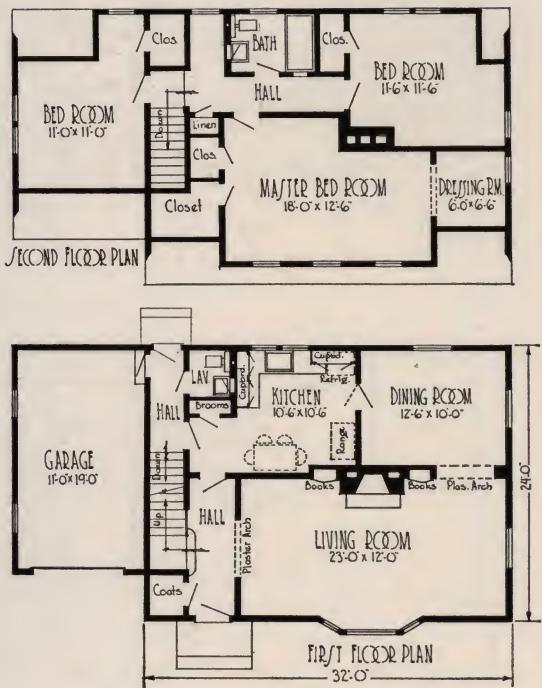
FIRST FLOOR PLAN



HOME BW-4706

Preserving The Best Of The Cape Cod Tradition

Size: 43-6 x 24-0 ft., including garage



HERE is quiet simplicity and an invitation to well-ordered living in this cleverly modernized Cape Cod design. Such a house as this strikes a responsive chord for every true home lover.

Good designing—which always places convenience above any other consideration—is evident in the floor plan. On the first floor we have a handy lavatory off the rear entry, which will reduce the need for climbing stairs to the bathroom. A well placed door gives direct access from the house to garage. Note that the front stair hall connects with the kitchen, reducing traffic through the living room to a marked degree.

The large picture bay window with fireplace and book arches opposite makes a delightfully cheerful and harmonious setting for furniture. On the second floor are three large, airy bedrooms and bath.

22,530 cubic feet, including garage



HOME BW-4707

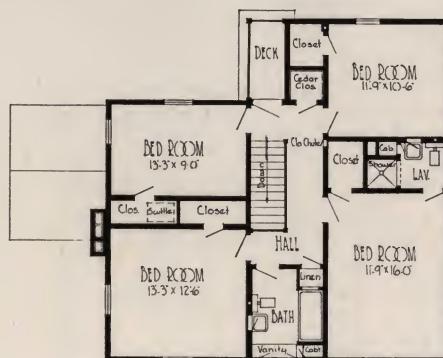
For The American Family

Size: 34-0 x 32-4 ft., porch not included

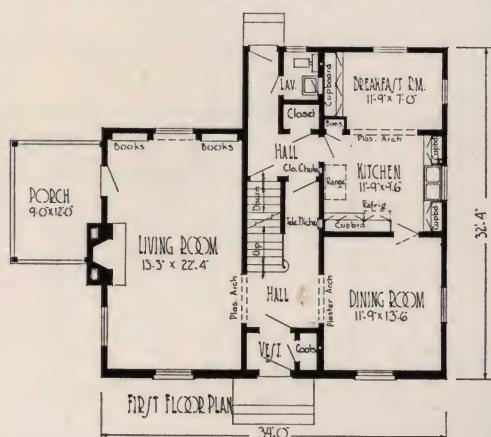
THE sunny appearance of this fine home and its many features for better than average living make it typical of the good things which we, as Americans, enjoy.

One look at the inside plan reveals that a master craftsman with a perfect understanding of human wants and needs had this house on his drawing board. There is, first of all, most efficient direction of traffic. The center hall connects directly with all rooms on the first floor, and the staircase is directly accessible from the front door. The second floor has three bedrooms of better than average size, plus the master bedroom with its luxurious private bath and lavatory. The main bath has a vanity dresser and towel cabinet in addition to the usual medicine cabinet. Note also the airing deck at the rear of the hall.

28,000 cubic feet, not including porch

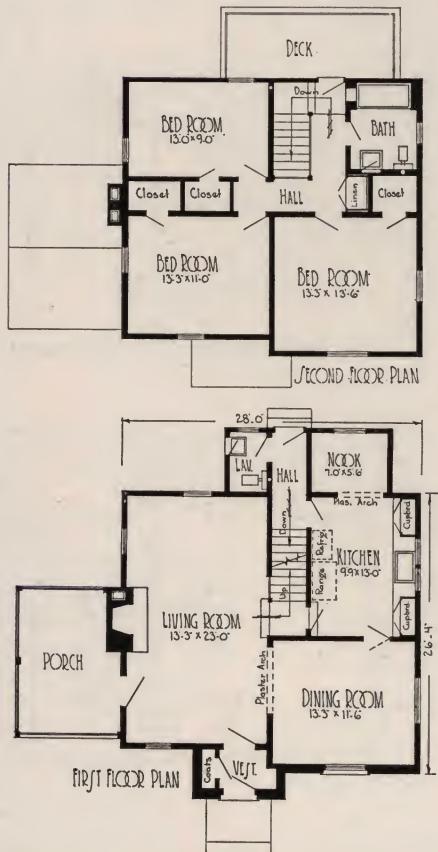


SECOND FLOOR PLAN





HOME BW-4708



Adaptation of English Style

Size: 28-0 x 34-0 ft., porch not included

SEVERAL variations in the orthodox standards of architecture give this dwelling a definitely individualistic aspect. The roof lines are patterned somewhat after the English manner although in the aggregate the result is basically American. The simple front entrance, the panelled window on the right with full length shutters, and the open screened porch are exterior items of particular interest. The interior is exceptionally well designed with rooms of good proportions. The stairway is accessible from the living room and the kitchen. On the second floor are three bedrooms, plenty of closets including a linen closet. An open-air deck is convenient to the upstairs hall.

21,760 cubic feet, porch not included



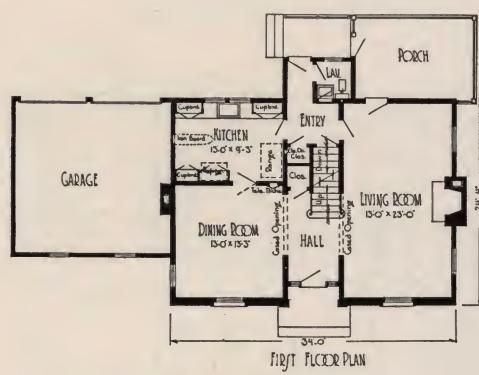
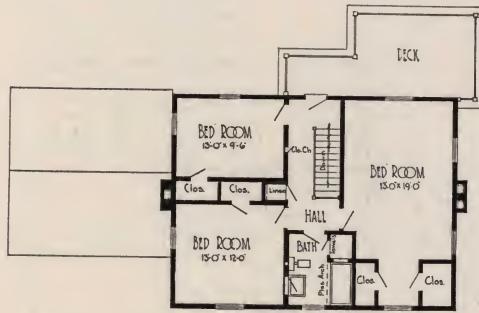
HOME BW-4709

Hospitality and Stability in this New England Colonial

Size: 34-0 x 24-4 ft., garage 19-0 x 19-0 ft.

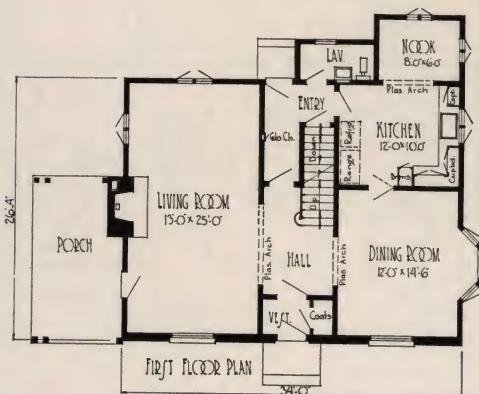
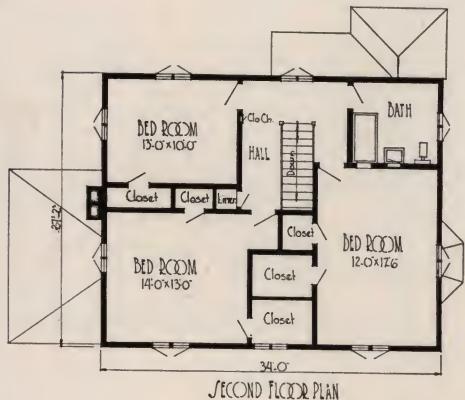
HERE we have used the garage to give extra width to the front elevation of the house. This treatment is particularly desirable on a wider lot and to make the house blend with more open surroundings. The front entrance adaptation is in very good taste giving a plain, neat appearance and protection from the weather. One experiences a feeling of dignified hospitality in the spacious entrance hall with wide cased openings and imposing open staircase. The open porch at the rear may be glazed in and used as a sunroom. The second floor plan shows excellent planning with double exposure to all rooms. Notice the towel cabinet and linen closet. The deck over the porch is accessible from the rear of the second floor hall.

25,360 cubic feet, garage 4,700 cubic feet,
porch not included





HOME BW-4710



“Seven Rooms Plus” For Fine Living

Size: 36-0 x 32-10 ft., porch not included

IN every line and every detail of this distinguished Colonial home the welcome sign is out. This is, surely, a house for stay-at-homes—comfortable, orderly, pretty and picturesque.

As one would expect from the exterior, the interior plan is ideal in every respect. All downstairs rooms are accessible by straight lines from the central hall. Excellent circulation of air is assured through the large living room, hall, dining room, and separately in the kitchen section. This kitchen, by the way, is as efficient as any you have ever seen. The large breakfast nook will seat eight persons comfortably. Upstairs, you will find three large bedrooms and a wonderful feeling of spaciousness throughout.

26,260 cubic feet, not including porch



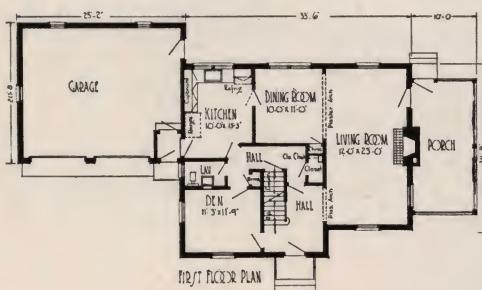
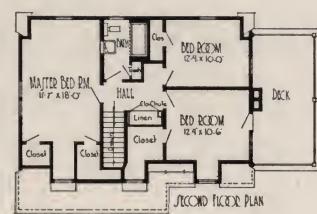
HOME BW-4711

Two Story Modern Colonial

Size: 34-8 x 29-0 ft., not including porch or garage

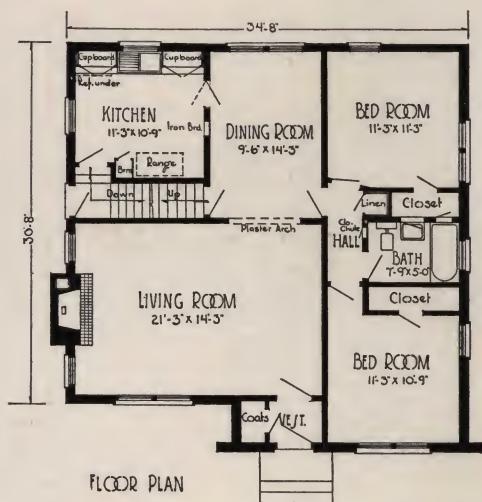
THIS house is an interesting example of the Colonial style adapted to modern requirements and trends. The front projection incorporating the den and entrance hall has made for a unique though practical plan. The projecting roof has also reduced in appearance the height of the whole building. Good taste is shown in the selection and use of materials, and the size of dormers and windows produce an excellent exterior proportion. The plan as shown, with garage and porch, calls for a wide lot. The width may be cut down, by eliminating the garage, without harming the appearance to any extent. It would not be advisable, however, to omit the porch, because it adds measurably to the exterior architectural scheme.

23,680 cubic feet, not including porch or garage





HOME BW-4712



Simplicity Its Greatest Charm

Size: 34-8 x 34-8 ft.

MANY of the best English type homes in brick are too large for the needs or resources of average people, but here is one of moderate size which achieves all the charm of larger and more elaborate designs. Its simplicity is no doubt its greatest charm, the design strongly reminding one of the countryside English cottages so common over there. This design has met with great success, the interior arrangement contributing equally to its popularity. A wonderfully large living room, with an unusual amount of wall space, is probably its greatest feature. It is a very well laid-out interior, with well planned kitchen, attractive dining room, two bedrooms and bath, and space for two additional rooms upstairs if desired.

28,350 cubic feet



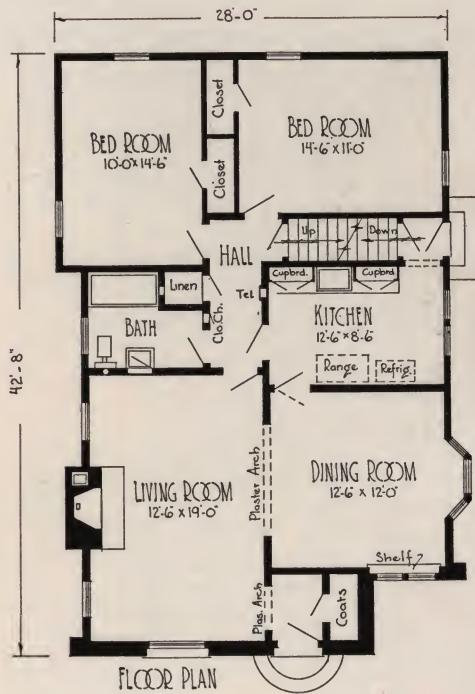
HOME BW-4713

Rustic English Bungalow

Size: 28-0 x 42-8 ft.

THIS plan should meet admirably the requirements of those who desire all rooms on the first floor. Exceptional convenience will be noted in such features as direct access to bedrooms and bath from either kitchen or living room. There is enough additional space in the attic for two extra bedrooms if desired. Bay window in dining room and fireplace in living room add the finishing touch of individuality. The exterior in the English style is exceedingly masterful with its select combination of materials blending neatly into a very remarkable unit, the picture or studio window in the living room and the two leaded sash in the dining room rendering distinct elaboration to the appearance.

24,600 cubic feet

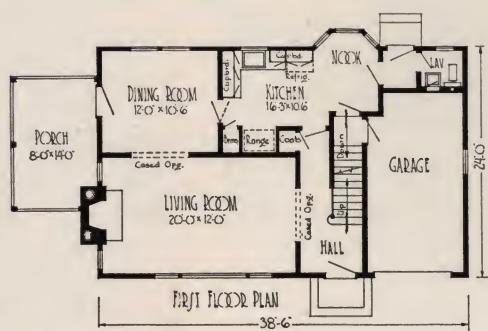
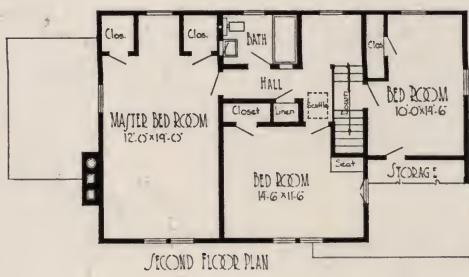




HOME BW-4714

Two Story Colonial Spiced With Modernism!

Size: 38-6 x 26-0 ft., including garage; porch not included



IMAGINE just a few subtle touches omitted, and you can see this home as a true old-fashioned Colonial type. In the underlying plan, all the grace and simplicity of the classic design has been preserved, so that lasting style is definitely assured.

However, the twentieth century flavor is quite definite. The architect has altered window styles slightly, modified the horizontal roof lines, and added the best features of modern engineering to this pleasant house. The attached garage has been made a logical part of the plan, and not merely an annex "tacked on" without regard for unity. Space over the garage adds an interesting and useful room to the upper story. A terrace porch, one corner of which is seen in the picture, becomes the summer living room. The large picture window, so much in vogue today, adds the final touch of cheerful modernism. Study this plan carefully, and you will find that it leaves little to be desired.

22,340 cubic feet, including garage; porch not included



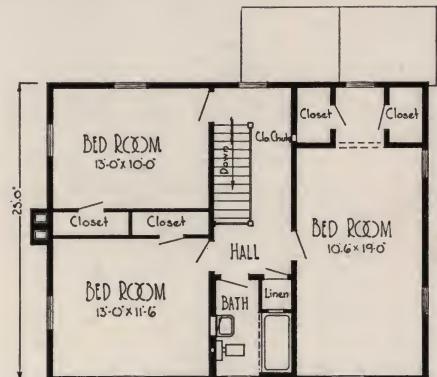
HOME BW-4715

Good Taste in this Early American Home

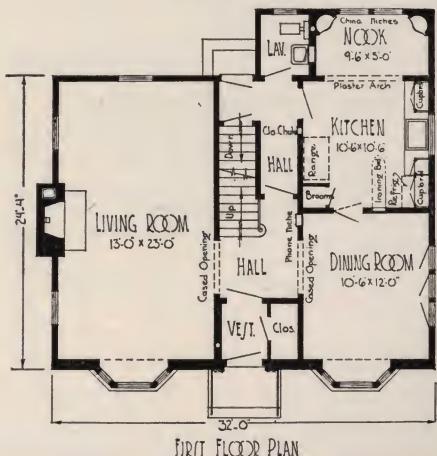
Size: 32-0 x 30-4 ft.

THE true lover of a Colonial type home will recognize in this design many wholesome characteristics. Here is an adaptation of the style, in both exterior architectural lines and interior room arrangement, so generally followed by our New England forefathers, allowing ample opportunity for utility and space conservation. A simple grandeur is afforded in the perfect proportion and sturdiness of the front entrance. The two bay windows add unusually bright attractiveness to both the living room and dining room. In a home of this caliber you would naturally expect every convenience, and a study of the floor plans will reveal a completeness of interior detail that is surprising. Notice especially the well planned kitchen and the large master's bedroom with two big closets.

26,000 cubic feet



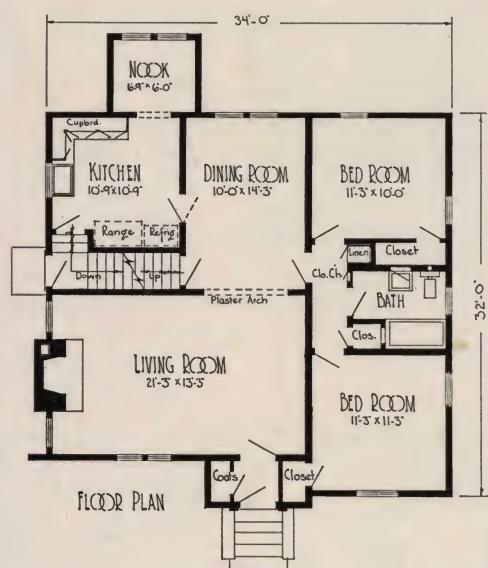
SECOND FLOOR PLAN



FIRST FLOOR PLAN



HOME BW-4716



Distinctive Effect With Simple Details

Size: 34-0 x 39-6 ft.

IN THE rivalry for distinctive homes, unique effects can always be had by some very simple applications of details to a design which ordinarily would appear quite conventional. Striking designs which can be worked out at a minimum of cost are indeed popular and also rare, but in this plan a few simple tricks give it distinction above the average of this type. Covering a comparatively small area, but adhering to the popular demand for a large living room with fireplace, the plan was laid out very skillfully utilizing every inch of space. With two bedrooms and bath occupying the side wing, a central dining room and a well planned kitchen with breakfast nook, you have a home that will give complete satisfaction.

26,280 cubic feet



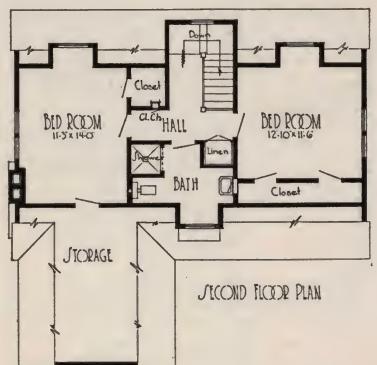
HOME BW-4717

Charm and Quaintness in the English Cottage Type

Size: 36-8 x 36-2 ft.

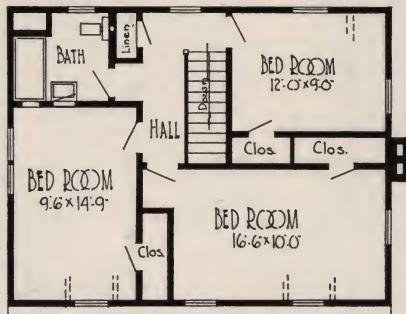
ONE cannot ignore the tradition of this type shown in a perfect setting snuggling in the shade so mindful of the peaceful quiet English countryside where this style was originally developed. Very different from our own American Colonial type, it has its distinctly appealing charm. The interior follows the same architectural trend as the exterior. A characteristic massive fireplace with a built-in wood-box in the living room blend perfectly with the design. A wealth of wall space gives much gratification in placing furniture. A bedroom and bath are shown on the first floor with two bedrooms and a shower bath on the second floor.

29,000 cubic feet

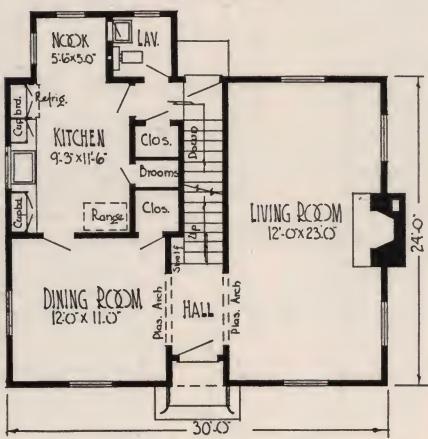




HOME BW-4718



SECOND FLOOR PLAN



FIRST FLOOR PLAN.

Uncommon Beauty in the Dutch Colonial

Size: 30-0 x 29-0 ft.

HERE is an unmistakable quaintness about the Dutch Colonial type which has always endeared it to lovers of beautiful homes. In this striking Dutch Colonial design the classic pattern has been followed quite closely, yet the house has a definite personality all its own.

Our floor plan shows that the few departures from conventional layout have been made most judiciously. The toilet on the first floor, reached from the rear entry, is a modern feature now very much in demand. The entire food-service section has been nicely organized. Notice, too, the very convenient closet in the dining room.

The upstairs contains three bedrooms, two of which are of ordinary size, and the third is a master bedroom large enough to accommodate twin beds very nicely.

20,100 cubic feet



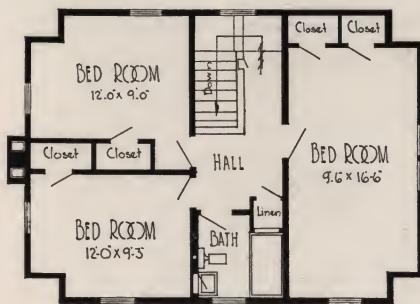
HOME BW-4719

A Popular Dutch Colonial Type

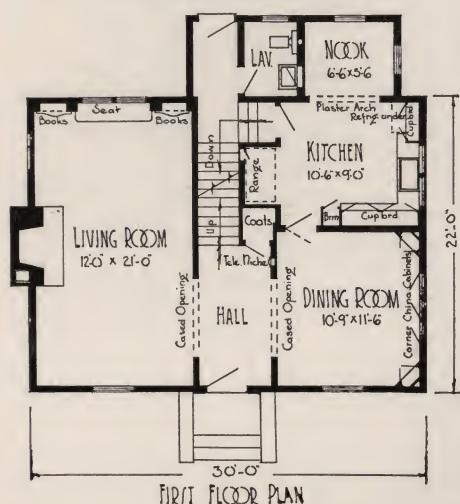
Size: 30-0 x 29-0 ft.

THE Dutch Colonial type has always been popular with lovers of true architecture. There is an undeniable quaintness to the Dutch Colonial not seen in any other type of home. In this design the proportions are correct, and its appearance is true to style. The floor plans show the conventional layout. The lavatory on the first floor, reached from the rear entry, is a modern feature now very much in demand. We draw your attention to the unique front entrance detail, the attractive book arches and seat in the living room, and the built-in conveniences in the kitchen. Corner cupboards in the dining room add much grace and charm. Notice the exceptionally large rooms for the size of the floor plan.

20,670 cubic feet



SECOND FLOOR PLAN



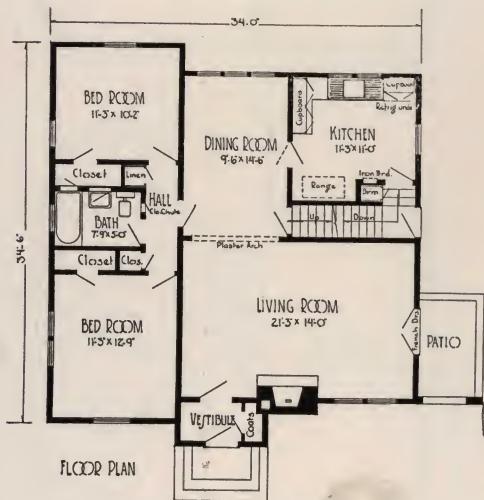
FIRST FLOOR PLAN



HOME BW-4720

Revelation When Siding is Used

Size: 34-0 x 36-6 ft., patio not included



THE desire for something different and yet still more attractive seems to have been the motive behind this design in which wide siding instead of stucco has been used on the popular English type of bungalow with chimney in front and graceful sweep to a patio on the side. This house is an example of a type that looks best and most inviting when set down close to the grade line. The plan is a very simple arrangement that has proved to be very well liked. The position of the dining room with wide opening to a large living room and flooded with light from the rear gives an effect of spaciousness that is remarkable for the size of the house. A study of the layout will show a very livable and comfy interior.

26,300 cubic feet, patio not included



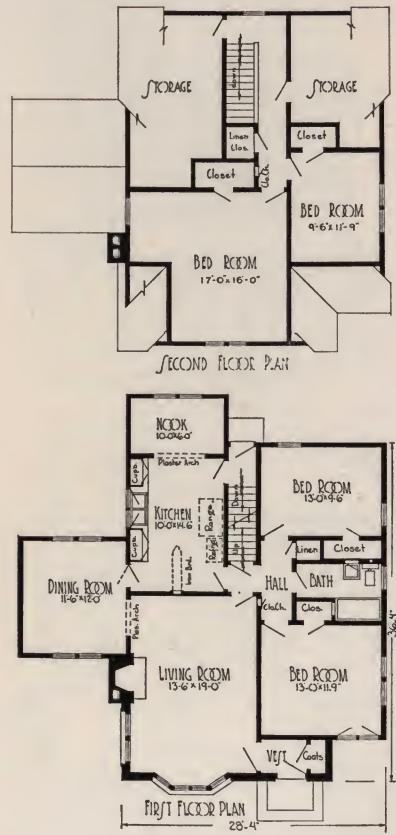
HOME BW-4721

Charming Stone and Stucco English Style

Size: 40-0 x 41-6 ft.

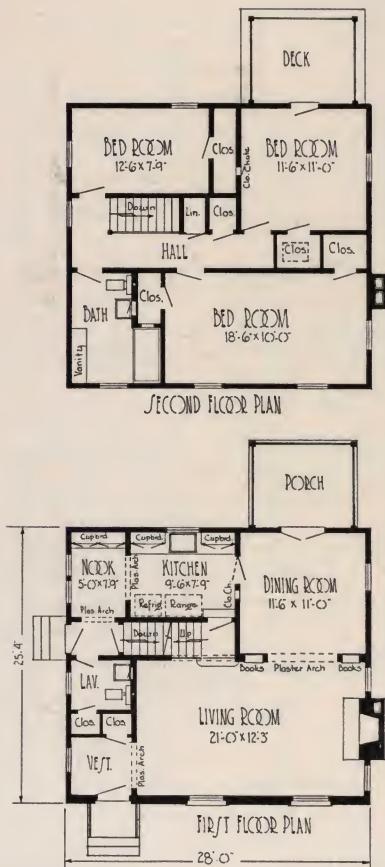
A VERY picturesque place designed for a client who wished a plan more individual than the pure Colonial two-story. Stone and stucco were used for the exterior with brown siding completing a striking example of skillful and correct architecture. Although different in layout, a very livable interior has been planned, which includes in a smaller scale most of the conveniences seen in much larger homes. For a story-and-a-half house it contains more room than you would expect at a first glance. A perusal of the floor plans will disclose a rather unusual and convenient layout.

27,800 cubic feet





HOME BW-4722



Ultra Efficiency, American Colonial Style

Size: 28-0 x 25-4 ft.

HOUSES of this pattern, seen on the best streets and boulevards of all American cities, are popular for many good reasons. An outstanding advantage is the fact that the square house offers excellent balance and good use of space with lowest construction cost. Here we have, without question, one of the most attractive of all square houses.

From the moment you enter the beautiful doorway, you find plenty of room in which to move around, and every convenience awaiting you. The living room is of generous size and has many notes of interest in its plaster arches, fireplace, and staircase entrance. Note that this entrance also connects directly to the kitchen. The nook off the kitchen makes an unusually cheerful breakfast room.

Three bedrooms, all cross ventilated, and two of which are large enough for twin beds, provide gracious comfort even for a rather large family.

20,700 cubic feet



HOME BW-4723

Modified American Colonial

Size: 35'-0" x 28'-0" ft.

THIS home has an individuality which will be noticeable anywhere—even if it should be in a row of other Colonial style houses.

This is in reality a four bedroom home and has its lavatory on the first floor in case the den should be used as a spare bedroom or maidsroom. However, for the family of average size this cozy room will undoubtedly be used as headquarters for reading, studying and informal entertaining.

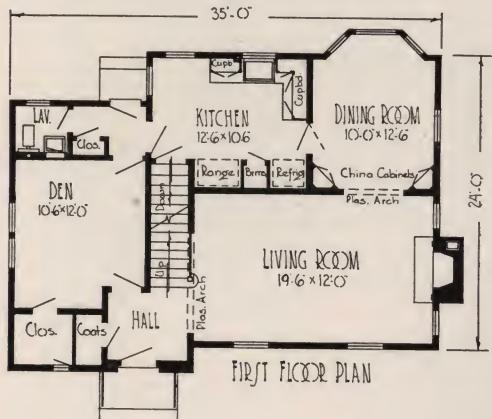
The dining room has two corner china cabinets and a bay window which adds very desirable length to the room.

On the second floor, we have three bedrooms and bath, making best possible use of all available space. If you would prefer only two bedrooms—one a large "master" type—this can easily be arranged by simple redesigning.

21,350 cubic feet



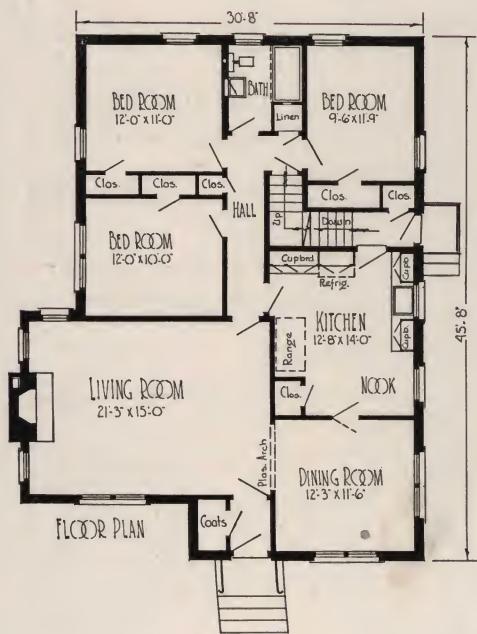
SECOND FLOOR PLAN



FIRST FLOOR PLAN



HOME BW-4724



Extremely Picturesque and Quaint

Size: 35-8 x 45-8 ft.

HERE is a strongly individual atmosphere about this substantial brick home with its gable roof extending much lower than usual. It is a delightful English bungalow design, picturesque and quaint to the extreme, every line and detail characterizing it as one of the best specimens of this type. A pretty Gothic entrance with trimming of rough stone, the old-fashioned design of chimney, the shutters on the windows, the correct size and placing of the windows in relation to the design, all contribute to its striking appearance. It is planned with three bedrooms all on one floor to afford extra accommodations for larger families. Of course this same exterior could be applied to most of the bungalow layouts shown on other pages if only two bedrooms are required.

33,750 cubic feet



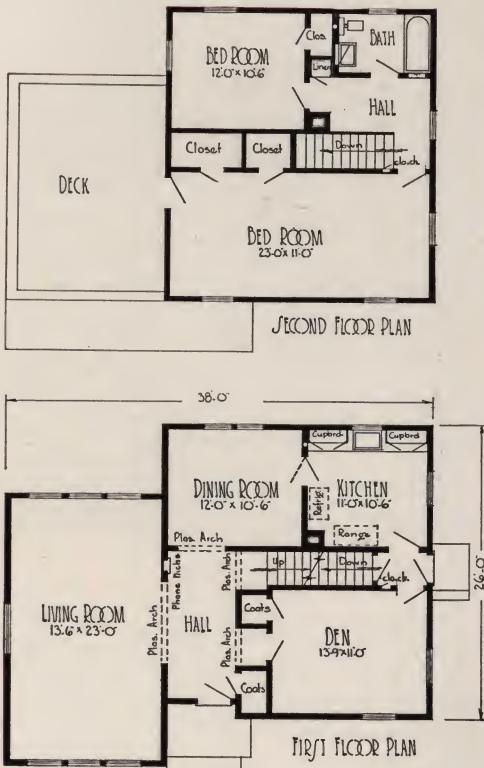
HOME BW-4725

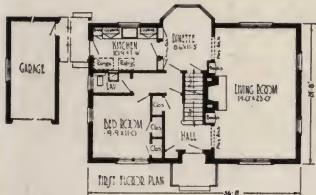
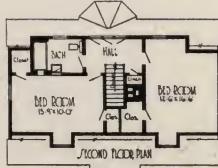
Good Taste in Modernistic Architecture

Size: 38-0 x 30-0 ft.

THE Modern type of residence is gaining more and more favor because of its low cost as compared to other types of construction. This low cost is attained by the elimination of high roofs, superfluous ornamentation and valueless space. To the left of the entrance hall is the large living room with ample wall space which makes it ideal for placing furniture. The den at the right is located ideally for privacy being directly accessible from both the front and the back halls. There are two bedrooms and a bath upstairs. A large open deck opens off the master's bedroom.

22,100 cubic feet





Size: 36-8 x 28-0 ft., not including porch or garage

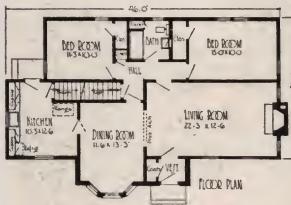


HOME BW-4726

IF YOU find the lines of a conventional Cape Cod house a little too regular for your tastes, you will surely appreciate the attached garage and the open porch which have been added to this house. However, if yours is a small lot, the garage and porch may well be eliminated, and this home will still stand out like a jewel.

Two large, light bedrooms on the second floor, a wealth of closet space, many built-in conveniences, and the charmingly placed dinette are all most interesting features of this plan. Notice also the convenient first floor bedroom and lavatory.

21,550 cubic feet, not including porch or garage



Size: 46-0 x 31-0 ft.



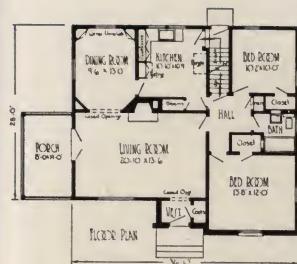
HOME BW-4727

HERE is, indeed, a house to set at the end of a winding lane; the kind of house that poets and song writers have always described. It is a perfect honeymoon home, and yet one that will accommodate a growing family gracefully, too.

This is basically a conventional five room bungalow, but the wide side has been made the front, and certain

little refinements have been added to make the home stand out in any company. Dining room, living room, and kitchen on one side, two bedrooms and bath on the opposite side, with convenient passage among all the rooms, gives utmost practicality. There is ample second floor space for an added room.

25,500 cubic feet



Size: 36-0 x 33-4 ft.,
porch not included



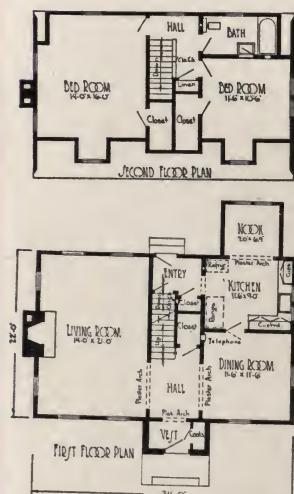
HOME BW-4728

THIS house is a perfect example of the modern American type of architecture. There is staunchness about this house, and good taste, and dignity. The long unbroken roof, and use of vertical boards on the front, show true architectural finesse. There is generous space, well organized, for any family of average size. Treatment and location of the

dining room is suggestive of much larger homes, as this is truly a room and not a mere nook. The kitchen is placed with great convenience in relation to the bedroom and the bath, although privacy is not sacrificed in the least.

A commodious attic can accommodate two future rooms very nicely.

27,730 cubic feet, porch not included



Size: 34-0 x 22-0 ft.

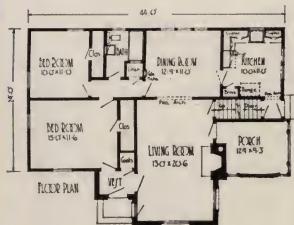


HOME BW-4729

THIS variation in the Cape Cod Colonial shows the front entrance a little off the center. The addition of the vestibule built in front and of brick painted white is a feature of particular unusualness. The floor plan shows a good-sized living room with fireplace on one side, with dining room, well

arranged kitchen, and breakfast nook on the other. There are two bedrooms and a bath upstairs. Most of the conveniences desired in a home are included. There is more than the usual amount of closet space seen in a home of this size—a feature very much sought after by the small family.

19,800 cubic feet



Size: 44-0 x 33-4 ft., including porch



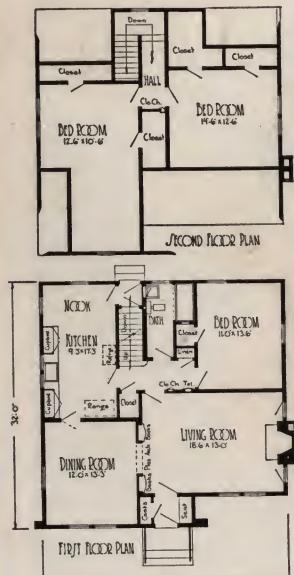
HOME BW-4730

THE simple exterior of this bungalow, finished with brick and moderately wide siding, is unmarred by any gaudy gimcracks or gingerbread. In simple dignity, this house sets an example to be built up to in any community.

Compactness and efficiency are the keynotes of interior planning. Careful thought about living and working habits has produced the L-shaped cupboard

arrangement in the kitchen, the convenient telephone niche in the dining room, and many other such small conveniences. There are closets of large size to meet every need, an orderly direction of traffic through the house, and a truly imposing vista through the living room and dining room—an unbroken space of more than 30 feet.

27,500 cubic feet, including porch



Size: 32-0 x 32-0 ft.



HOME BW-4731

IN this bungalow we have presented the prospective builder's conception of a truly artistic home, unquestionably as attractive and "home appealing" a design as can be found—one that combines a beau-

tiful exterior with a practical and well planned interior that will surely please the most critical home builder. A house of this type will stay in style a great number of years keeping its resale value at a high point.

22,430 cubic feet

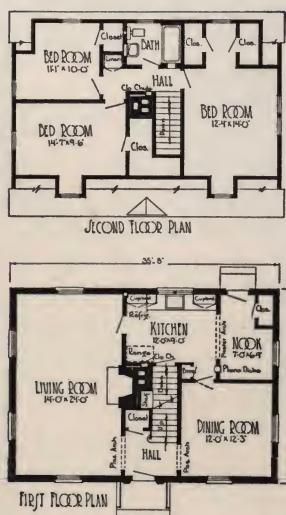


HOME BW-4732

THE charming constructional details of this medium sized Cape Cod Colonial attract much favorable comment. The exterior design has been particularly admired with its brick painted white and white siding above. The interior layout, which is uncommonly well planned in a home of this size, has

brought forth exclamations of delight. It is a splendid arrangement of six rooms and a bath with an attractive long living room with central fireplace. The closet space is large and unusually well arranged, there being two closets in the master's bedroom.

24,500 cubic feet



Size: 35-8 x 25-8 ft.



HOME BW-4733

AS crisp and clean as the sail of a fisherman's boat against blue sky is this rather formal Cape Cod house.

The rich, clean-cut appearance noted here is accomplished by a lowered roof line, excellent proportioning of window and door openings, and deep contrasts in color.

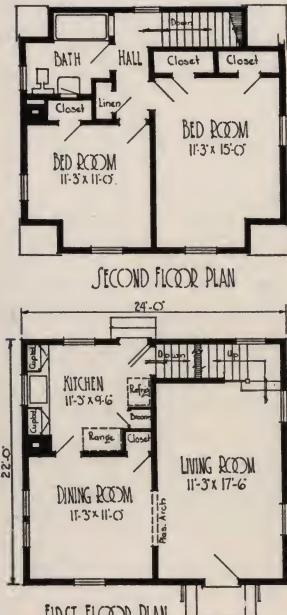
The floor plan provides the unusual feature of both a front and a garden exposure from the living room. Throughout the house, a light and cheerful atmosphere is created by the large windows and bays.

For all around comfort, this plan leaves little to be desired.

21,900 cubic feet



Size: 45-0 x 28-4 ft.



Size: 24-0 x 22-0 ft.

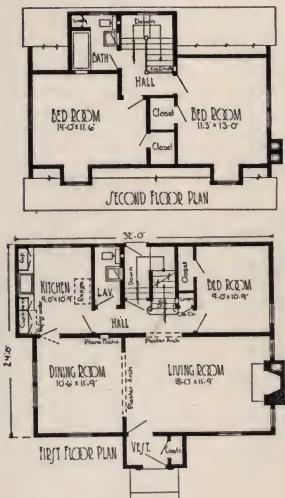
*A*s popular as apple pie is the Dutch Colonial. This stately home embodies all the features for which the style is famous.

Here you get, first of all, efficiency—for much space and much value are compacted upon a very small ground area. The simplest possible arrangement of

HOME BW-4734

rooms avails this plan of long unbroken walls and a consequent good arrangement for furniture. The second floor arrangement provides for excellent cross ventilation in each of the two large bedrooms. Throughout the plan there is evidence of high living value possible with a limited budget.

14,800 cubic feet



Size: 32-0 x 24-0 ft.



HOME BW-4735

*T*HIS inexpensive six-room Colonial home follows in a general way the Cape Cod style but differs from the usual run of floor plans. A close study reveals many fine features in its arrangement notably the direct passage from the kitchen to

all rooms and second floor and the convenient lavatory on the first floor in the central hall. There is one bedroom on the first floor and two bedrooms and a bath on the second floor. We think this is an exceptionally convenient layout.

18,500 cubic feet



HOME BW-4736

THE underlying plan of this small house needs little recommendation — for thousands of American families are living proudly in homes which have the same basic design. There is, however, a delightful distinction created here by a few inexpensive additions and variations.

Notice, for example, the interesting pattern of light and shade created by the lattice work on the front

porch. This, together with the use of vertical boards in the gable, makes a pretty and interesting front elevation. The chimney and kitchen bay window accomplish the same results on the side of the house visible in picture above.

There is large attic space in which an extra room can be finished at any time.

21,580 cubic feet, not including porch



Size: 35-0 x 32-0 ft., porch not included

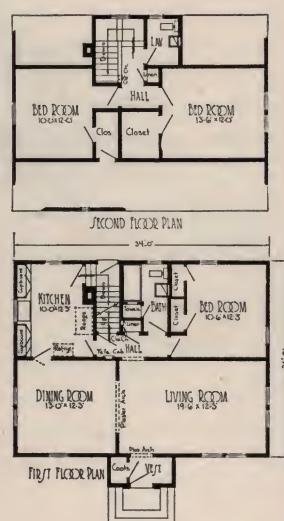


HOME BW-4737

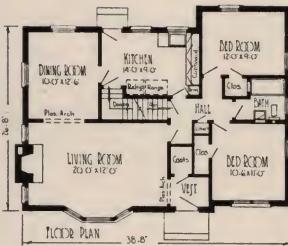
THE hospitality and coziness of this home are brought about by the skill of the designer in working the Colonial motif into a different shape of house. This plan is wide across the front with kitchen and one bedroom in the rear. There are two bedrooms on the second floor. We show a lava-

tory on the second floor and bathroom on the first floor, although these may be reversed as is demonstrated in other plans in this book. This story-and-one-half design makes a very popular and economical house.

21,000 cubic feet



Size: 34-0 x 30-0 ft.



Size: 38-8 x 31-4 ft.



HOME BW-4738

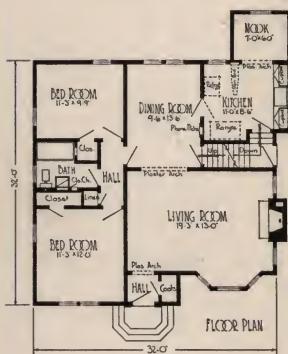
IF you are locating in a section where you can obtain an extra wide lot, this plan should certainly be your choice. For this is a house of very generous size, spread out on one floor, in an area 38 feet, 8 inches by 31 feet, 4 inches.

There is beautiful harmony in the front elevation with very simple lines broken chiefly by the large

bay window. An unusual use of stone on the front and brick on the side creates a nice contrast of color and texture.

Good interior planning is demonstrated by the fact that two bedrooms, kitchen and bath may all be reached with a half dozen steps from the hall.

22,200 cubic feet



Size: 34-0 x 38-6 ft.



HOME BW-4739

THIS newer design in siding and V-joint boards with its decorative bay window is already showing much popularity. The clean, white, neat appearance of the Colonial design has always been pleasing, and a few variations from the orthodox scheme give this bungalow its definite individuality.

You will notice that the kitchen and nook arrangement will admirably fill the requirements of the housewife. Large bedrooms are located to permit cross ventilation. A full basement with laundry, amusement room, vegetable room and furnace room make this a very complete plan.

23,400 cubic feet



HOME BW-4740

DISTINCTLY different designs of bungalows are rare, but this little home is quite out of the ordinary and yet is decidedly attractive. It is a quality house in every respect with an unusually cheerful and inviting appearance. The different

roof lines add remarkably to the appeal. A very complete and convenient layout has been devised. In this plan the kitchen is on the side with bedrooms in the rear permitting cross ventilation. This design is recommended where only five rooms are desired.

26,530 cubic feet



Size: 30-0 x 42-0 ft.

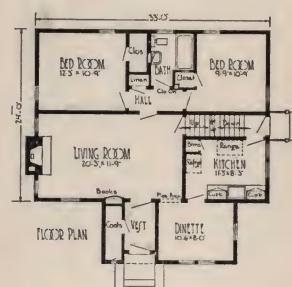


HOME BW-4741

THE design of this bungalow follows no special type and should harmonize with the homes in any community of simple and economical construction; the only variety is the front gable which lends an artistic effect with the circular head over the

front entrance. We have presented somewhat of a variation in the floor arrangement with dinette large enough to accommodate four to six people. Most bungalows lack a coat closet for visitors' wraps, but in this design we have contrived one in the vestibule.

18,850 cubic feet



Size: 33-0 x 32-6 ft.



Size: 34-0 x 42-10 ft.



HOME BW-4742

ONE argument which will never be settled, probably, is the one raging between the proponents of modernism and lovers of traditional style. However, all factions should be able to endorse this pleasant home. There is no extremism here, yet the typical use of corner windows, the unusual round

closet window, and certain other distinguishing marks show a clear modern influence. The interior, too, shows many modern touches. The fireplace, cupboard design and the interior trim have notes of high styling. Yet nothing learned about home design during many generations has been overlooked in this plan.

24,360 cubic feet



Size: 29-2 x 44-8 ft.,
porch not included



HOME BW-4743

HERE is a home for the woman who has talent in home decoration. The interesting living room will certainly call forth good ideas in the arrangement of furnishings.

The exterior is truly beautiful, with its interesting combination of stone, brick and siding. Many angles

and surfaces create shadow patterns that would not escape an artist's eye.

Although this is not a large house, it provides the luxury of a sizable hall between the sleeping and living quarters. Every convenience feature is built in, and there is no evidence of skimping anywhere.

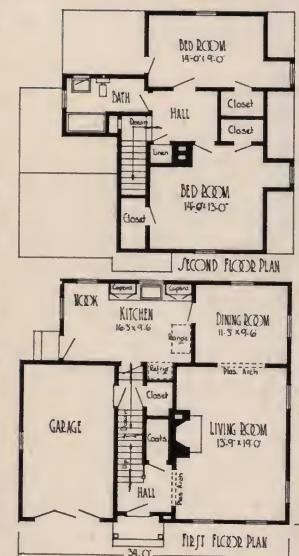
24,100 cubic feet, not including porch



HOME BW-4744

THIS simple Colonial plan scores very highly indeed on a careful buyer's check list. It has good style, conservatism, high value in comfort, and accommodation for modern habits of living.

The built-in garage is actually a decorative feature, and the driveway serves also as a sidewalk—an inspired recognition of the machine age.



Size: 34-0 x 30-0 ft.,
including garage

The first floor has an entrance hall with closet and open staircase, large living room with inside fireplace, and a most efficient food service department in the nook, kitchen, and dining room.

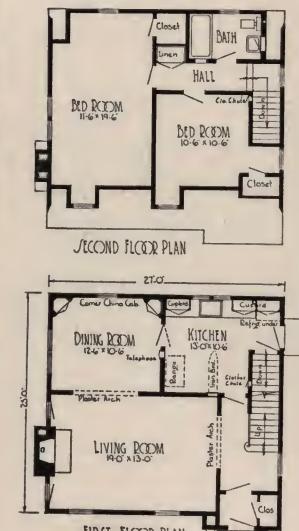
On the second floor, two handsome bedrooms with dormer windows.

23,400 cubic feet, including garage



HOME BW-4745

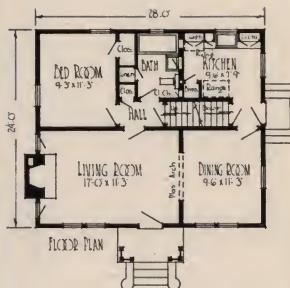
THIS design of the Cape Cod type presents a different arrangement with the entrance on the right instead of in the center. Its general appearance is quite similar, but the interior layout is changed considerably to make this home suitable for



Size: 27-0 x 26-6 ft.

a narrow lot. Houses of this character can be made extremely attractive. With a white siding exterior, shutters painted to harmonize with the general color scheme, nice shrubbery judiciously laid out you will have a home which will appeal to all.

18,300 cubic feet



Size: 28-0 x 42-0 ft.,
porch not included



HOME BW-4746

AFTER all there is nothing so pleasingly home-like as a simple little Colonial bungalow of shingle construction, especially if it is designed properly. It would almost be inappropriate to describe the little home pictured above in building terms; it is

such an attractive, appealing little place that anyone could become attached to it. It would not be hard to imagine this design as a very desirable home for some young couple, as the interior layout will provide very comfortable living quarters for a small family.

14,100 cubic feet, porch not included



Size: 34-0 x 36-0 ft.



HOME BW-4747

THIS beautiful little siding bungalow has a peculiar charm all its own. It is proof that beauty in homes is not a matter of size or cost. Of simple construction, it should be economical to build, and yet in appearance it will attract a great deal of interest. It possesses an interior arrangement of five

rooms and bath in a very satisfactory plan, with the two bedrooms each having cross ventilation. Eliminating the plaster arch between the living room and sunparlor would provide a large and cheerful living room and still retain the sunparlor comfort in one end.

20,960 cubic feet

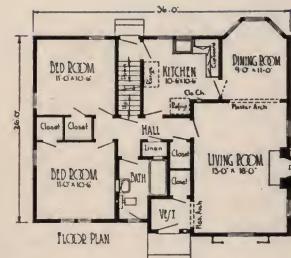


HOME BW-4748

AN exquisite amount of detail has been embodied in this attractive Colonial cottage using part shingles and part batten boards. The trellis canopy over the living room window creates a very artistic appearance. This is a very well planned

bungalow offering a satisfactory solution to the high cost of building and furnishing. It contains five rooms and bath in an arrangement that is very cozy and comfortable, and is a home that you will be proud to own and live in.

21,300 cubic feet



Size: 36-0 x 30-0 ft.

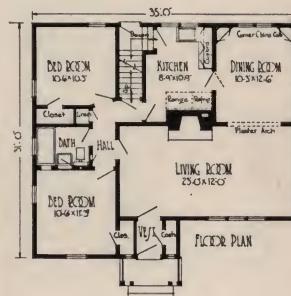


HOME BW-4749

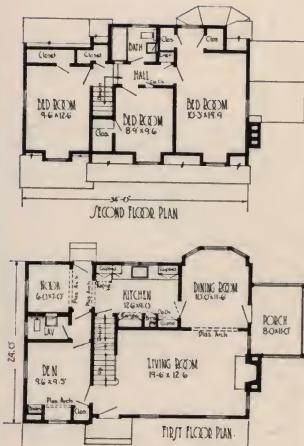
HERE is a very attractive bungalow of shingle exterior with an excellently planned interior arrangement. A glance at the floor plans will reveal a completeness of accommodations that is surprising, a thoroughness of effort to plan and include

every convenience that modern home owners would demand. A most pleasing feature is the splendid living room twenty-three feet long, which includes a fireplace. The upstairs could accommodate two additional bedrooms if so desired.

23,100 cubic feet



Size: 35-0 x 31-0 ft.



Size: 34-0 x 26-6 ft., porch not included



HOME BW-4750

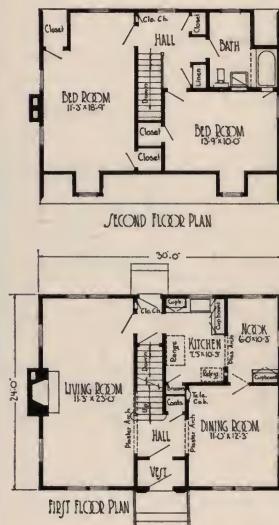
COUNT the rooms in this amiable dwelling, look again at the first floor dimensions, and you'll surely think that figures have lied. However, it is the story and three-quarters plan that does the trick.

In the basic design all the features of standard Colonial construction may be seen. The roof line is lower

than usual, however, and thus some of the austerity has been softened.

In this house, the more guests the merrier. Each of the three bedrooms is of good size, and the den, too, can easily be converted to a sleeping room if you wish.

21,000 cubic feet, not including porch



Size: 30-0 x 24-0 ft.



HOME BW-4751

HERE is a certain warmth to homes of shingle exterior that no other form of construction gives. Shingles lend themselves to various tints, and when the proper color scheme is employed a wonderful and artistic effect is obtained. In this delight-

ful Cape Cod home the gray shingles contrast mildly with the white trim. Notice the novel system of laying the shingles with uneven exposure. The floor plan is very simple but shows much constructive thought in its design.

17,250 cubic feet



HOME BW-4752

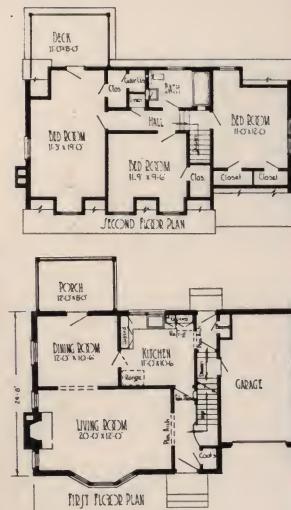
STONE, the enduring material, is used here to good advantage producing a very pleasing exterior which will hold its architectural appeal for many, many years.

The entrance hall is the connecting link servicing all units of the house, and opening directly into the

21,850 cubic feet, including garage, porch not included

kitchen. By this arrangement much traffic is diverted from the living room and dining room. The three bed rooms on the second floor are unusually large for this type of layout. Ample closets are shown in each room with an added cedar lined closet for the storage of winter garments.

Size: 40-2 x 26-8, including garage, porch not included



HOME BW-4753

THE floor plan here should be studied carefully in relation to this front view—for the house is not at all as small as it appears from the sidewalk.

To many owners of narrow lots, this design should be heartening indeed. It provides a spacious, orderly

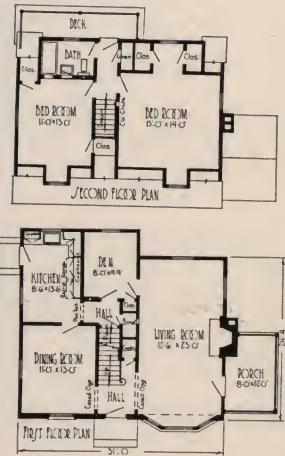
24,200 cubic feet

house, and yet may be built on a lot as narrow as 36 feet.

You can well imagine the pleasure of meals served in the dining room, where there is a front facing bay window plus side exposure. Addition of a second floor room is well worth considering.



Size: 26-8 x 46-0 ft.



*Size: 31-0 x 30-0 ft.,
porch not included*

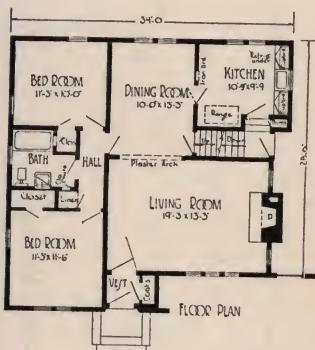


HOME BW-4754

symmetrical—yet the beautiful bay window somehow makes the house perfectly in balance.

A few of the special features of the floor plan are: the den or spare room on the first floor, the large master bedroom with three exposures, and—star feature for the lady of the house—eight closets!

20,000 cubic feet, not including porch



Size: 34-0 x 32-0 ft.



HOME BW-4755

THIS is one of our most popular bungalows, which, although the photograph does not do justice to it, really is a very attractive place. If we could show this house with its coloring situated alongside homes of various designs, you would also enthuse over it. Wide siding, painted an ivory color,

is used very appropriately with contrasting shades in the roof, trim, and shutters, making a harmony of color that is exquisite. In this design the floor plans show great possibilities for a very comfortable abode for some small family.

23,500 cubic feet

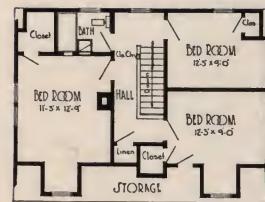


HOME BW-4756

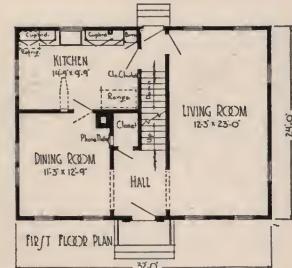
THE trim, neat, substantial appearance of the Cape Cod design is its greatest asset. It is a sensible type, built along somewhat plain but practical lines, but it is greatly appreciated by those who desire freedom from any design veering toward freakishness. Because of its smart, tailored appearance,

it will never fail to gain attention. This plan resembles the American Colonial design with its central hall downstairs and three bedrooms and bath upstairs. By lowering the studs to eight feet the same number of rooms will remain although the size will be smaller and the ceilings cut.

18,450 cubic feet



SECOND FLOOR PLAN



Size: 32-0 x 24-0 ft.



HOME BW-4757

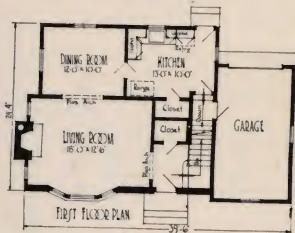
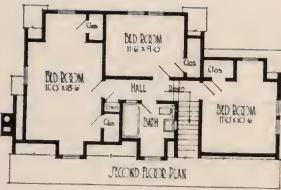
HERE is one of the latest modifications of the Norman style which is extremely graceful and indisputably attractive. Beauty comes with the use of materials that blend a home into its setting, and in this picture the designers seem to have found

the correct formula. There are a few minor details which might be changed to suit the individual owner. In the interior there is little unprovided for in comfort and convenience. Notice the bay windows in the sunroom and breakfast nook.



Size: 35-0 x 44-0 ft.

26,900 cubic feet



Size: 39-6 x 26-0 ft.,
including garage

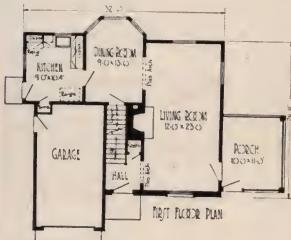
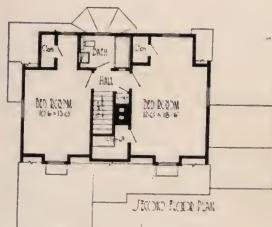


HOME BW-4758

THIS plan should satisfy admirably the demand for a three bed room home with small cubical content, economical to build. This type of layout usually results in one exceptionally small bed room, but, by placing the bath room in the front of the house, all rooms are of average size or

larger. Note how the unique combination of exterior materials and architectural lines combine to give this home an outstanding appearance. The entrance to the garage, now from the rear, could be changed to the front without altering the plan or harming the appearance.

20,890 cubic feet, including garage



Size: 32-0 x 33-6 ft.,
including garage, porch
not included



HOME BW-4759

THE man who moves into this house may very well be proud at living in a home symbolic of individualistic good taste.

Indeed, as you examine the detail of the floor plans above, you will find almost every item of comfort or graciousness that anyone could wish.

18,400 cubic feet, including garage, porch not included

The interior planning is a marvel of ingenuity, while the outside presents an appearance of excellent taste in three dimensions.

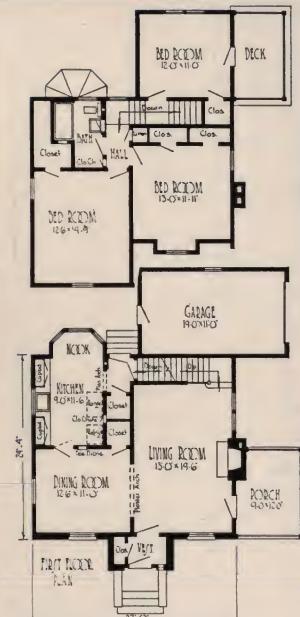
Have you ever seen two bedrooms with exposures on three sides in the same house? This second floor plan achieves that neat trick together with many others.



HOME BW-4760

A WEE bit out of the ordinary, yet handled with extraordinarily good judgment, this house is intriguing to the eye and definitely appealing to the shrewd buyer.

Note that the garage is attached although, as it appears in the picture, it might seem to be separated from the house—which is probably the effect the architect desired.



Size: 27-0 x 32-0 ft.,
including garage, porch not included

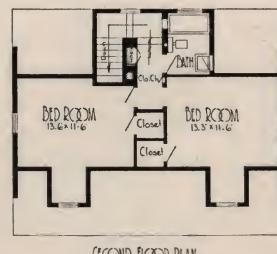
Placement of the stairway at the rear of the living room makes possible the addition of a room over the garage. Our floor plan shows how this room would be laid out with addition of a deck over part of the garage room. However, this entire construction can be omitted if you wish.

20,560 cubic feet, including garage, porch not included

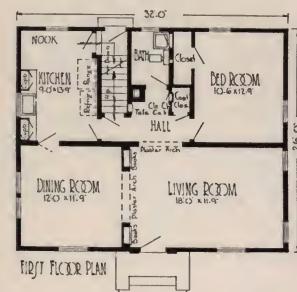


HOME BW-4761

THIS Cape Cod Colonial was designed particularly for those who desire a three-bedroom house at a reasonable cost. The neat Colonial lines accentuated a little by the predominant front entrance give a definite distinction which is free from any faddishness. The floor plans show a good-sized



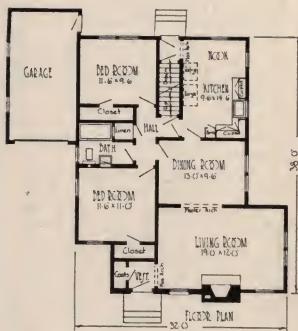
SECOND FLOOR PLAN



Size: 32-0 x 26-0 ft.

living room, dining room, kitchen and one bedroom and bath on the first floor. On the second floor are two bedrooms and bath and good closet space. On account of the absence of unnecessary frills this home is economical in every respect.

19,140 cubic feet



Size: 32-0 x 38-4 ft.,
garage not included

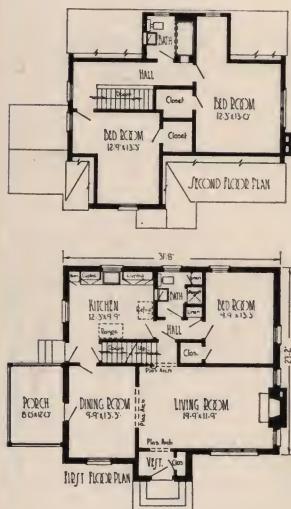


HOME BW-4762

IT is hard to convey, by a written description alone, a mental picture of the masterful way in which four different exterior materials: brick, shingles, batten boards, and siding, are used in such complete harmony to produce as beautiful an exterior as this. The picture shows what gracefully different and individualistic results can be attained

by expert attention to details. The attached garage harmonizes well with the general design, but it could be eliminated without detracting from the appearance. The floor plan is a usual five room bungalow layout with the added feature of a door from the kitchen to the hall and bed rooms.

21,800 cubic feet, not including garage



Size: 31-8 x 31-8 ft.,
porch not included



HOME BW-4763

HERE is further evidence that the story and a half design is one of the most flexible and interesting of houses. Several departures from the usual pattern may be discovered here, although solidity and conservatism dominate the design. The kitchen entrance is at the side of the house, leaving room for an unbroken wall for service units

in the kitchen. The stairway opens directly into the living room. A bath room with shower stall is on the first floor with a full bath placed directly above it on the second floor.

Each of the roomy bedrooms is pleasantly irregular in layout, and provided with excellent cross ventilation.

20,970 cubic feet, not including porch



HOME BW-4764

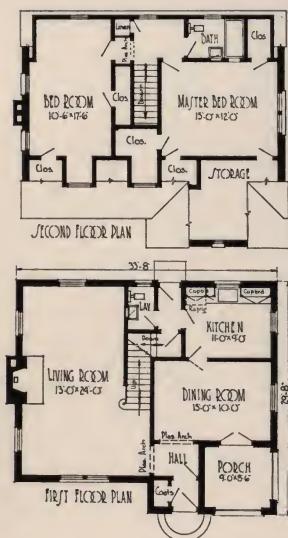
ONE of the most popular family gathering places in this house is the unusual open screen porch shown at right, which can be glazed to create a year around room.

The general exterior pattern is quite conservative without being at all stiff. In the handsome entrance doorway, the two dormer windows placed close together, the slightly irregular roof line, and other

exterior features, a very nice sense of propriety has been shown.

The interior floor plan is a regular story and a half layout with three rooms down and two up. An interesting feature of the second floor plan is the large space available for storage over the front hall and porch in addition to plenty of regular closet space.

22,000 cubic feet, including porch



Size: 33-8 x 29-8 ft.,
porch included



HOME BW-4765

THIS lovely story and a half English home presents a beautiful picture—in line, texture, color, and proportion.

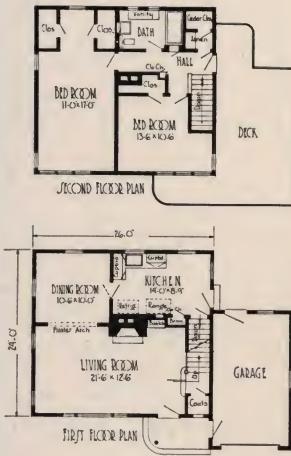
Careful thought has been given to all the small matters of daily living. From the dining room we have a pleasant view of the terrace and of the front. A cozy den is hidden away in the back of the house, yet it is made highly accessible.

Three attractive bedrooms are provided—or, if you wish to use the den as a sleeping room, this may be considered a four bedroom home. In view of the many special features of hall and closet space this is quite evidently a triumph in the good use of small ground space.

26,280 cubic feet, not including porch



Size: 36-8 x 33-0 ft.,
porch not included



Size: 26-0 x 24-0 ft., garage not included

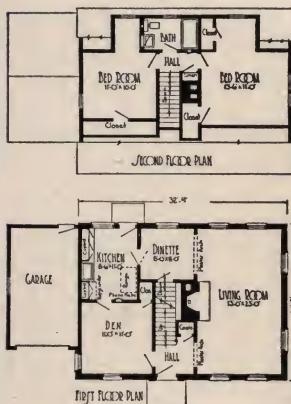


HOME BW-4766

THE three first floor rooms of this streamlined small house are of very generous size: the living room, for example, taking two 9 x 12 foot rugs with plenty of room to spare, the dining room and kitchen have proportionately large floor space, and there is none of the cramping and crowding sometimes encountered in a low cost home.

Two commodious bedrooms are provided on the second floor, with closet accommodations that are truly luxurious. As pictured here the space above the garage is used for a beautiful sunning deck, but an additional room might be built in this area at any time.

16,850 cubic feet, not including garage



*Size:
32-4 x 24-8 ft.,
garage 11 x 19-6 ft.*



HOME BW-4767

THIS low rambling Cape Colonial is delightfully attractive in its simplicity. There being very little ornamentation other than the shutters, our attention is centered upon the front entrance, strictly Colonial in design, giving a little note of adornment to an otherwise plain elevation. The

den to the left of the hall may be used as a dining room or, if desired, may be turned into an extra bedroom. The limited size of the halls follows the economy of keeping waste space to a minimum. The bedrooms are large with very little cut in the ceilings.

18,200 cubic feet, not including garage



HOME BW-4768

THE slightly unusual exterior features catching your eye here suggest just a touch of modernism.

The interior arrangement of this appealing home must be lived in to be appreciated. The daytime living quarters—kitchen, dining room and living room, connect in a straight line across the front section.

23,400 cubic feet

Utmost convenience is achieved by this layout, and the kitchen is removed to the farthest possible point from living and sleeping rooms, so that cooking odors will not penetrate to other rooms.

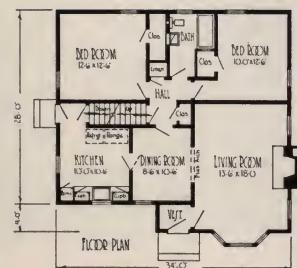
Attic space is large enough to be used for a variety of purposes, and will nicely accommodate an extra room if it should be desired at any time.



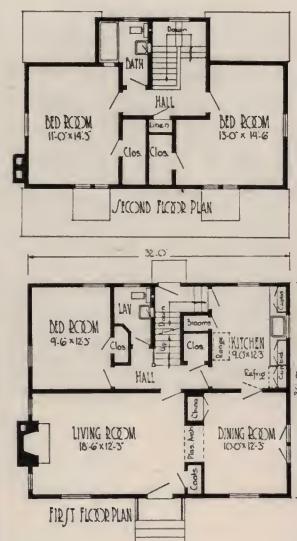
HOME BW-4769

THIS plan is notable for two distinct departures which are highly successful and not at all obtrusive.

Unusual treatment of the two large front windows is the first of these features. Plain panels have been inserted below the windows, and long shutters run down to the foundation line. The second innovation



Size: 34-0 x 34-0 ft.



Size: 32-0 x 26-0 ft.

is the unique method of placing dormers in the roof, creating a sort of small deck outside each of the bedrooms.

The floor plan is a standard layout, with one bedroom and lavatory on the first floor, and two bedrooms and full bath on the second floor.

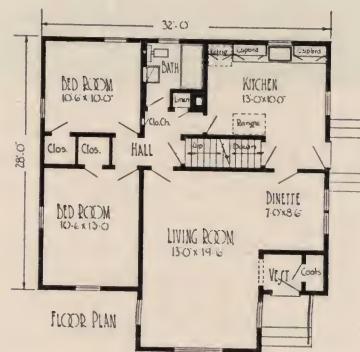
20,400 cubic feet



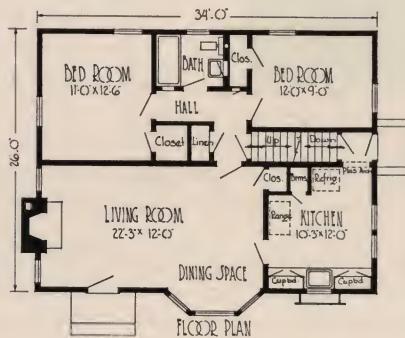
HOME BW-4770
Size: 36-0 x 33-6 ft.
23,382 cubic feet



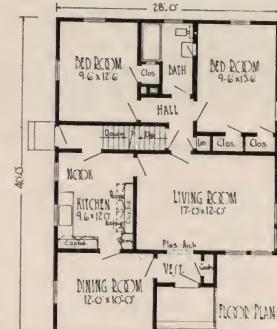
HOME BW-4771
Size: 32-0 x 35-0 ft.
21,570 cubic feet



HOME BW-4772
Size: 34-0 x 28-0 ft.
19,660 cubic feet

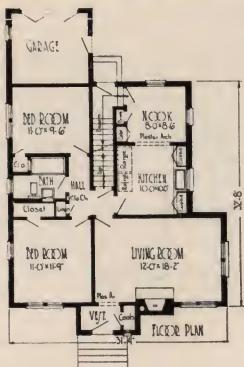


HOME BW-4773
Size: 28-0 x 40-0 ft.
22,530 cubic feet

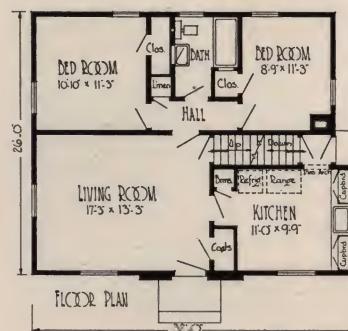




HOME BW-4774
Size: 31-8 x 36-8 ft., garage not included
20,160 cubic feet, garage not included



HOME BW-4775
Size: 32-0 x 26-0 ft.
17,120 cubic feet



HOME BW-4776
Size: 30-0 x 25-0 ft., garage not included
16,080 cubic feet, garage not included

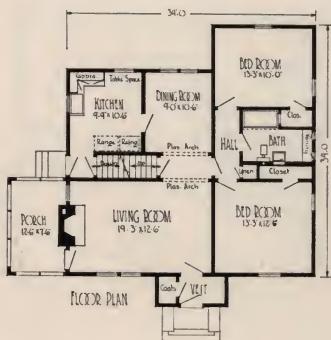


HOME BW-4777
Size: 30-0 x 40-0 ft.
24,000 cubic feet





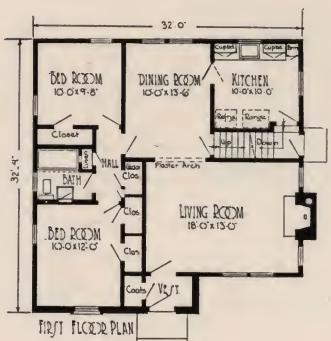
HOME BW-4778
Size: 34-0 x 38-0 ft., porch not included
24,390 cubic feet porch not included



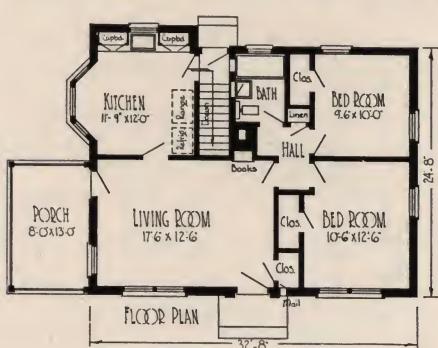
HOME BW-4779
Size: 34-6 x 31-0 ft.
22,550 cubic feet



HOME BW-4780
Size: 32-0 x 32-4 ft.
21,760 cubic feet



HOME BW-4781
Size: 34-8 x 26-8 ft., porch not included
17,100 cubic feet, porch not included

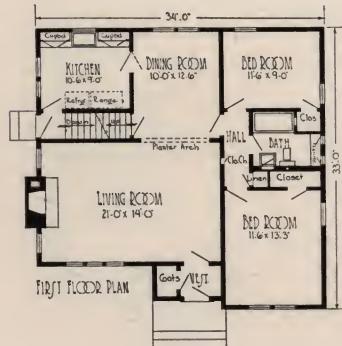




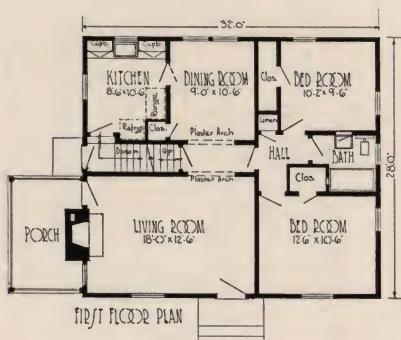
HOME BW-4782
Size: 27-8 x 40-4 ft.
22,820 cubic feet



HOME BW-4783
Size: 34-0 x 33-0 ft.
23,200 cubic feet



HOME BW-4784
Size: 32-0 x 28-0 ft.
20,600 cubic feet



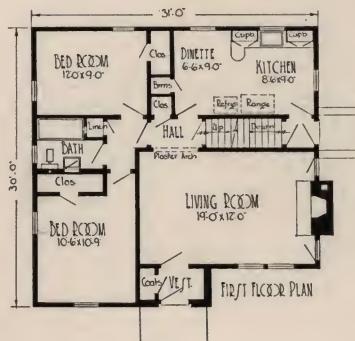
HOME BW-4785
Size: 30-0 x 38-0 ft.
24,940 cubic feet





HOME BW-4786

**Size: 31-0 x 30-0 ft.
19,150 cubic feet**



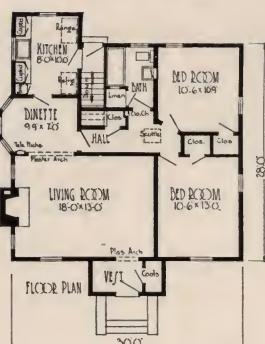
HOME BW-4787

**Size: 34-0 x 28-0 ft.
19,280 cubic feet**



HOME BW-4788

**Size: 31-6 x 36-6 ft.
19,240 cubic feet**



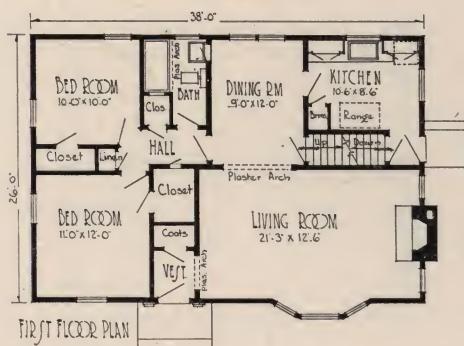
HOME BW-4789

**Size: 30-0 x 29-0 ft.
19,200 cubic feet**

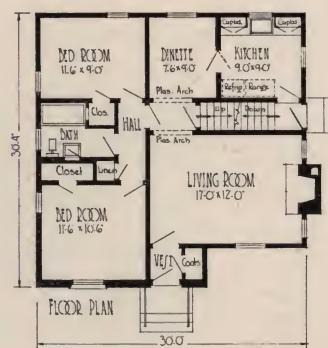




HOME BW-4790
Size: 38-0 x 27-6 ft.
24,640 cubic feet



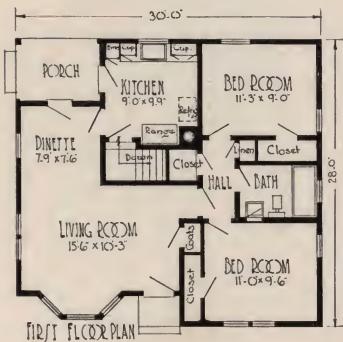
HOME BW-4791
Size: 30-0 x 30-4 ft.
19,490 cubic feet



HOME BW-4792
Size: 30-8 x 28-8 ft.
18,850 cubic feet

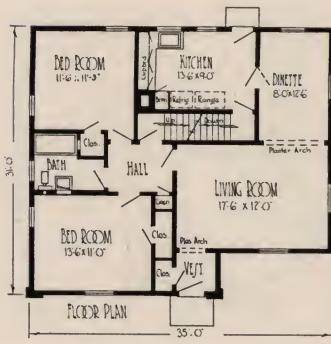


HOME BW-4793
Size: 30-0 x 28-0 ft.
16,860 cubic feet

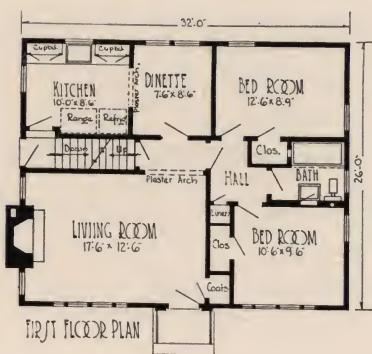




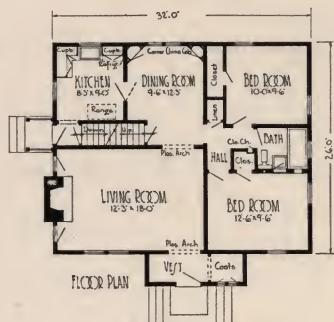
HOME BW-4794
Size: 35-0 x 31-0 ft.
23,490 cubic feet



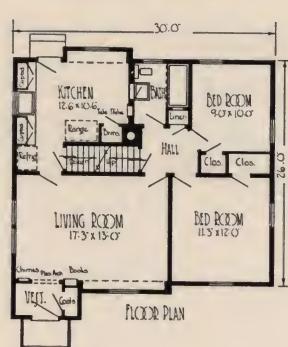
HOME BW-4795
Size: 32-0 x 26-0 ft.
18,000 cubic feet



HOME BW-4796
Size: 32-0 x 30-0 ft.
19,500 cubic feet

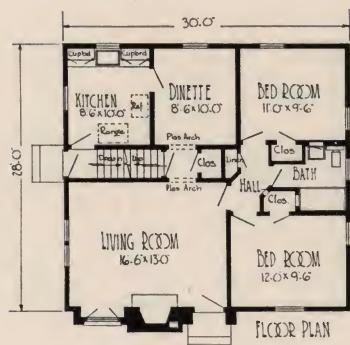


HOME BW-4797
Size: 30-0 x 30-0 ft.
18,330 cubic feet

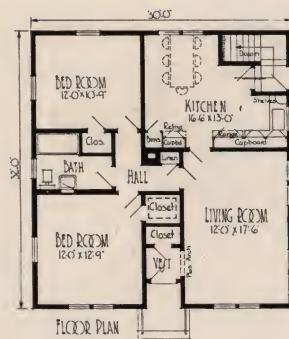




HOME BW-4798
Size: 30-0 x 29-4 ft.
18,900 cubic feet



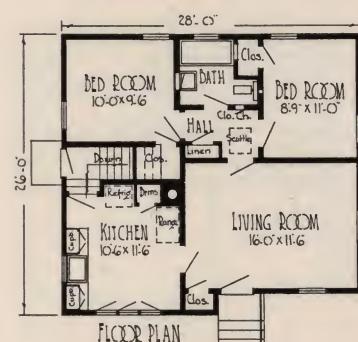
HOME BW-4799
Size: 30-0 x 32-0 ft.
19,700 cubic feet



HOME BW-4800
Size: 36-0 x 26-0 ft.
20,200 cubic feet

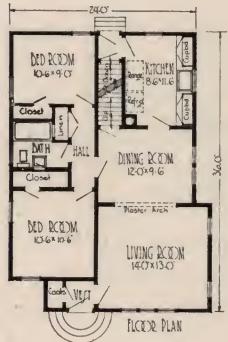


HOME BW-4801
Size: 28-0 x 26-0 ft.
14,692 cubic feet

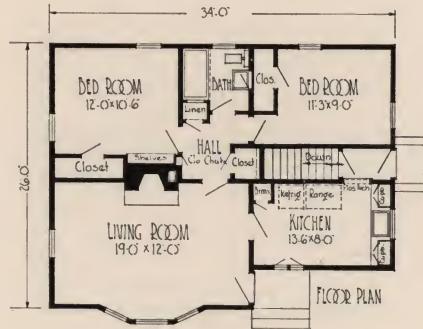




HOME BW-4802
Size: 26-0 x 36-0 ft.
18,480 cubic feet



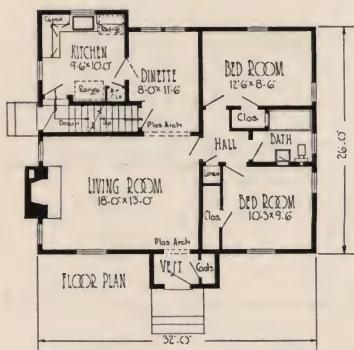
HOME BW-4803
Size: 34-0 x 27-6 ft.
17,550 cubic feet



HOME BW-4804
Size: 30-0 x 25-0 ft.
14,930 cubic feet

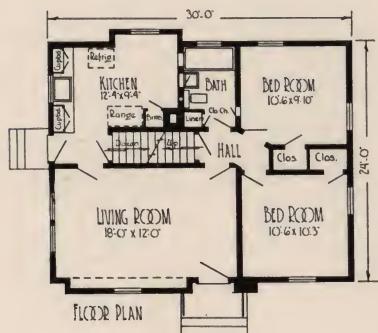


HOME BW-4805
Size: 32-0 x 32-0 ft.
18,400 cubic feet

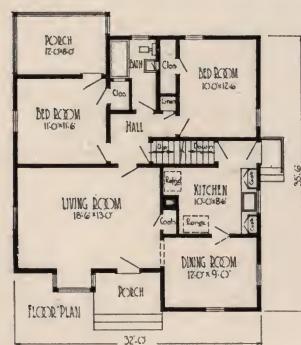




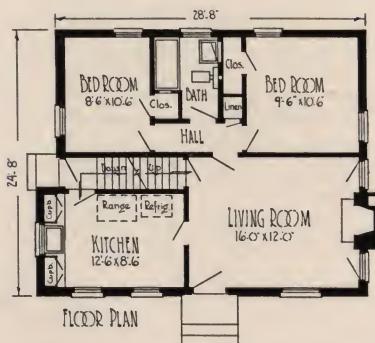
HOME BW-4806
Size: 30-0 x 25-0 ft.
15,500 cubic feet



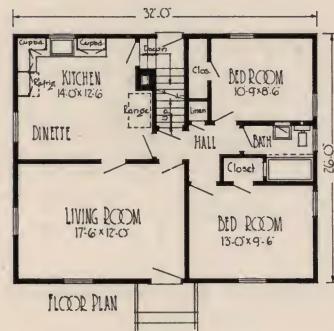
HOME BW-4807
Size: 32-0 x 35-5 ft., porch not included
21,700 cubic feet, porch not included



HOME BW-4808
Size: 30-8 x 24-8 ft.
15,480 cubic feet

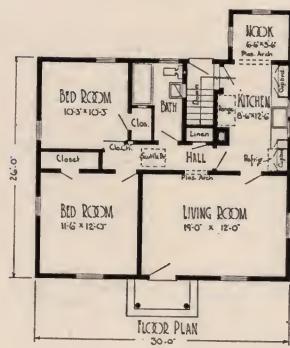


HOME BW-4809
Size: 32-0 x 26-0 ft.
18,300 cubic feet

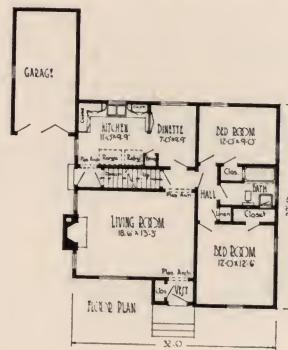




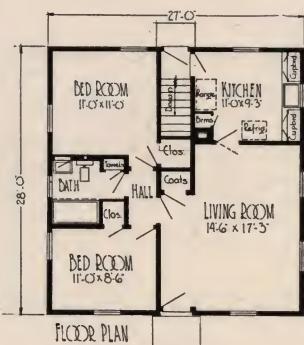
HOME BW-4810
Size: 30-0 x 32-0 ft.
17,260 cubic feet



HOME BW-4811
Size: 32-0 x 32-0 ft., garage not included
22,160 cubic feet, garage not included



HOME BW-4812
Size: 27-0 x 28-0 ft.
14,700 cubic feet

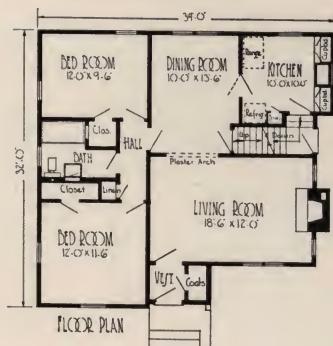


HOME BW-4813
Size: 30-0 x 30-0 ft.
17,240 cubic feet

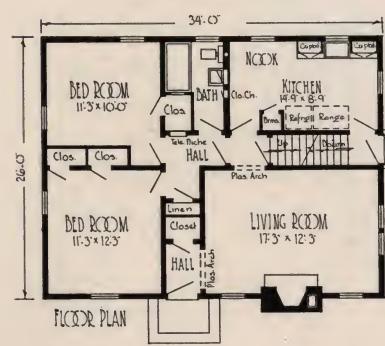




HOME BW-4814
Size: 34-0 x 32-0 ft.
21,800 cubic feet



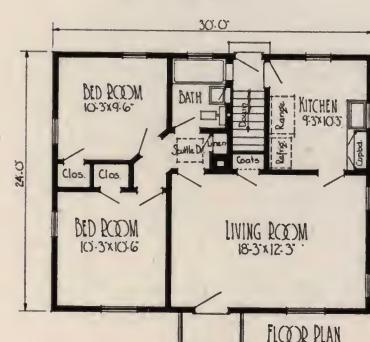
HOME BW-4815
Size: 34-0 x 26-0 ft.
18,200 cubic feet



HOME BW-4816
Size: 24-0 x 36-0 ft., porch not included
17,280 cubic feet, porch not included

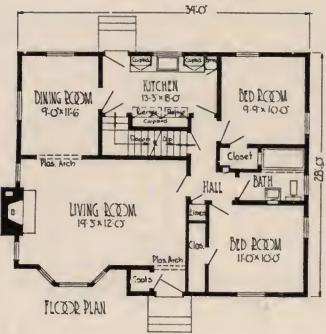


HOME BW-4817
Size: 30-0 x 24-0 ft.
14,400 cubic feet

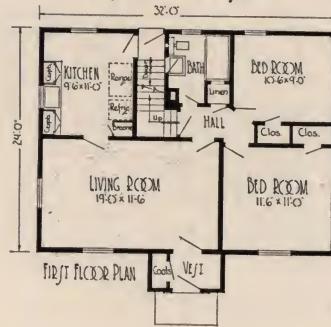




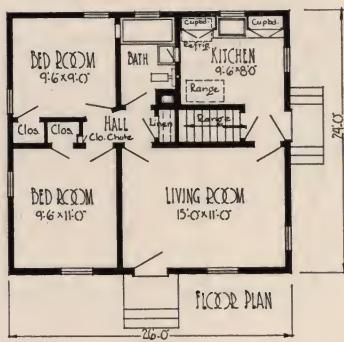
HOME BW-4818
Size: 34-0 x 28-0 ft.
20,660 cubic feet



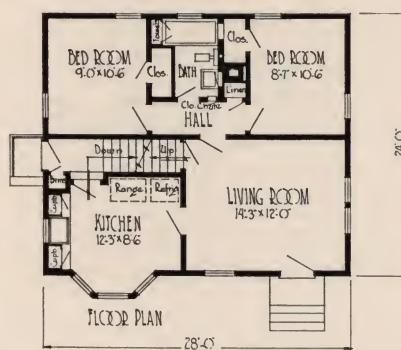
HOME BW-4819
Size: 32-0 x 28-0 ft.
17,820 cubic feet



HOME BW-4820
Size: 26-0 x 24-0 ft.
12,500 cubic feet



HOME BW-4821
Size: 28-0 x 26-0 ft.
14,400 cubic feet



Helpful Building Information

CARPENTER WORK

How to Estimate Studs: For walls and partitions allow one stud to the foot for 16 inch centers. This will be sufficient allowance to include doubling of studs on corners, doors, and windows. Plates and other places requiring studding must be estimated separately. To estimate the number of studding required for plates, add together in feet the lengths of the outside walls and partitions which require plates and divide by the length of the studding used for plates. This amount doubled will give the number required for double plates on the outside walls and single plates top and bottom on partitions.

How to Estimate Bridging: Joists are almost always bridged, and studs occasionally. A rough estimate is 3' to every lineal foot for each row. For joists spaced 16" centers, it takes bridging 17" long for 2"x10" joist; for a 2"x12" joist 18½"; for a 2"x8" joist 16". For double or cross bridging it will then take twice that amount for each space of 16". Most lumber yards sell bridging already cut to fit any spacing or size of joist at so much a piece and in that case it would only be necessary to figure out the number of pieces required.

How to Estimate Sheathing: To estimate the quantity of sheathing, calculate the exact surface to be covered, deduct the openings and then add the following:—For floors 1/7 or 15%; for side walls 1/6 or 17%; for roofs 1/5 or 20%. Sheathing and ship-lap are sometimes nailed diagonally on sidewalls and floors, then add 7% more to the previous figures for the waste, as each board has to be cut at both ends. Sheathing is sometimes spaced 2" on roofs and a deduction of about 1/6 should be made from the total area. A rule often used in figuring wall sheathing is to get the surface area without deducting openings, allowing the openings for waste.

How to Estimate Ship-lap: Get the exact surface and allow for the floors 1/6 or 17%; for sidewalls 1/5 or 20%; for roofs 1/4 or 25%. The exact surface or the number of board feet of sheathing or ship-lap is found by multiplying the outside measurement of the building by the height of the studding to which add for gables. The surface of a gable is found by multiplying the width of the building by half the height from the plate to the ridge of the roof.

How to Estimate Floors: There are two classes of flooring, namely dressed or square edged flooring, or dressed and matched flooring. The square edged flooring ordinarily has a face width about ½" less than its nominal width; thus a piece of 6" square edged flooring has a face width of 5½", a 4" piece has a face width of 3½". The loss in case of the 5½" face flooring is 1/11 and in case of the 3½" face, the loss is 1/7. But in addition to these mill losses, there is generally waste owing to bad ends, etc., so that after estimating the exact area of the floor, add the following:—For 6" flooring 1/9 or 11%; for 4" flooring add 1/5 or 20%; which gives the number of board feet required.

For estimating dressed and matched flooring, get the exact area and add the following:—For 6" flooring add 1/6 or 17%; for 4" flooring add 1/4 or 25%; for 2½" flooring add 36%; and for 1½" flooring add 52½%, which gives the number of board feet required.

How to Estimate Siding: In estimating siding, calculate the exact surface, deducting openings and add ⅓ or 33% if 6" siding with 4½" to 4¾" to the weather; add 2/5 or 40% for 5" siding; add ½ or 50% for 4" siding to the actual surface which was found under the item sheathing. 6" siding is generally laid 4½" to the weather, 5" siding 3½" to the weather, and 4" siding 2½" to the weather.

ROOFING

Roof Pitch: The pitch of a roof is taken from the level of the walls to the ridge. A ¼ pitch is ¼ of the span over the walls; ⅓ pitch is ⅓ of the span, etc. Thus a 24' span would on a ¼ pitch give a rise of ¼ of 24' or 6'. A convenient rule to get the length of a rafter for a ¼ pitch roof is to multiply the span by 7/12; for a ⅓ pitch multiply span by 3/5; for ⅔ pitch by ⅔; for a ½ pitch by 7/10; for ⅔ pitch by 4/5.

Shingles (CEDAR): Lay shingles 4½" to 5" to weather when slope of roof is ½.

Exp. to Weather Inches	Width of Shingles	
	4"	6"
4"	900	600
4½"	800	540
5"	720	480
6"	600	400
7"	514	343
8"	450	300

Above allows for no waste.

Allow 6% on plain work.

Allow 10% on hip, gambrel, etc.

Shingles are figured as 1000 shingles 4 inches wide, four bunches to 1000. For siding and wall, lay shingles 5" to weather.

Dimension shingles are 4, 5, and 6 inches wide.

One man should lay 1200 shingles in 8 hours on plain work and 900 per day on irregular work.

Use 5 lbs. of 3 penny per 1000.

Use 7½ lbs. of 4 penny per 1000.

BRICK WORK

Brickwork: Brickwork is generally measured by the one-thousand bricks laid in the wall. Different methods of computing the number of bricks are followed in different sections of the country. The most general is to allow some certain number to the square foot for the different thicknesses of walls built. If there are many belts of cut stone, terra cotta, etc., they should be deducted, or too many actual bricks may be sent to the building.

Every sq ft. of 4" to 4½" in thickness equals 6½ brick.

Every sq. ft. of 8" to 9" in thickness equals 13 brick.

Every sq. ft. of 12" to 13" in thickness equals 19½ brick.

Every sq. ft. of 16" to 17" in thickness equals 26 brick.

Every sq. ft. of 20" to 21" in thickness equals 32½ brick.

Every sq. ft. of 24" to 25" in thickness equals 39 brick.

This method gives the actual brick required, allowing for waste and breakage but not the number in wall measure which would be on the basis of 6 brick for each 4". To find the number of brick by this rule, find the number of actual square feet in a wall and multiply by the number in table for a wall of that thickness. Usually half the openings are deducted. No allowance is made for very small openings.

Actual Quantity: From the table 19½ bricks are required for a cubic foot, but 18 are enough of the national size which is becoming the standard 2¼ x 3¾ x 8. The actual number will usually run about ⅔ of the wall measure when the openings are about the average number and size.

Mortar per 1000 Brick: For 1 to 3 cement and sand mortar allow 1½ bbl. of cement and ⅔ of a yard of sand. For a good lime and cement mortar allow ⅔ bbl. lime, 1¼ bbl. of cement and ⅔ yard of sand. For good lime allow ½ bbl. lime and ⅔ yard of sand. Mortar colorings, red, ⅓" to ½" joints, allow 1 bbl. to 6,000 or 50 to 60 lbs. per 1000 brick. Mortar coloring, red, ¼" joints allow 1 bbl. to 8000. Coloring comes in barrels of 500 lbs. Fire clay, 1 ton to 7000 to 8000 brick, used for brick and flue lining.

Chimneys: Chimneys are usually estimated by the lineal foot in height. A bricklayer and laborer will lay on an average of 500 common brick a day on short chimneys; if the greater part is above the roof, the number is less.

Number of bricks required for small chimneys.

No. of Flues	Size of Flues	Size of Chimney	No. Brick to Foot
1	8½ x 8½	17x17	29
2	8½ x 8½	17x29	49
3	8½ x 8½	17x37	66
1	8½ x 13	17x21	34
2	8½ x 8½ & 8 x 13	17x33	54
2	8 x 8½ & 8½ x 13	17x33	54
2	8½ x 13	17x37	59
3	8½ x 13	17x54	86
1	8½ x 16	17x25	38
1	13 x 13	21x21	38
2	13x13 & 8"x4"	29x37	108
1	13 x 16	21x25	44

LATHING

Lathing is always estimated by the square yard, and in the measurement of same no allowance is made for openings of an ordinary size. The table given below will show the number of lath required per 100 square yards.

Lath ¾ x 1 ½ in. x 4 ft. requires 1,400 lath per 100 sq. yds.

Lath ¾ x 1 in. x 4 ft. requires 2,200 lath per 100 sq. yds.

PLASTERING

Plastering is always estimated by the square yard, and in the measurement of same no allowance is made for openings of an ordinary size. The following table will show the amount of material required for 100 yards of plastering:

Hard Wall Plaster: Drawn work, two coats and one coat lime finish:

9 sacks hard wall plaster.
1 yard sand.
2 bushels lime.
1 sack hard wall finish.

Dry Work:

10 sacks hard wall plaster.
1½ yards sand.
2 bushels lime.
1 sack hard wall finish.

PAINTING

Particular attention should be given to the use of plenty of good paint on all frame buildings; its use adds from 100 to 200 per cent to the life of the buildings, and is one of the best investments the builder can make; it not only preserves the life of the wood to a wonderful degree, but adds beauty to the home.

When estimating quantity of paint required for a given surface it is impossible to set forth a rule that will apply in all cases, owing to the variation in thickness of the paint used and kind of wood or other material to which it is applied, the age of the surface, etc. The following is an approximate amount for ordinary work. One gallon of mixed paint will cover from 200 to 250 square feet of wood surface two coats, if the surface is not too aged. When mixing paint the following proportion of materials is an average: 6½ to 7 gallons of linseed oil to each 100 pounds of white lead.

CONCRETE WORK

Ingredients in One Cubic Yard of Concrete:—

Sand-voids, 40%; stone-voids, 45%; Portland-cement barrel yielding 3.65 cu. ft. of paste. Barrel specified to be 4.4 cu. ft.

Proportions
by volume 1:2:4 1:2:5 1:2½:5 1:3:5 1:3:6

Barrels cement per
cubic yard concrete ... 1.48 1.29 1.21 1.14 1.02

Cubic yard sand per
cubic yard concrete .. 0.45 0.39 0.46 0.52 0.47

Cubic yard stone per
cubic yard concrete .. 0.90 0.98 0.92 0.87 0.93

To order material for a job that contains, for instance, 150 yards of concrete of a 1:3:5 mixture, it is only necessary to use the above table as follows:—

In the column for the 1:3:5 mixture opposite the barrels of cement per cubic yard is the factor 1.14, opposite cubic yards of sand 0.52 and opposite cubic yards of stone 0.87.

Each yard of concrete will require:—

1.14 barrels of cement, 0.52 cubic yards of sand, and 0.87 cubic yards of stone.

The total of the work will be:

150 x 1.14 = 171.00 barrels of cement.

150 x 0.52 = 78.00 cubic yards of sand.

150 x 0.87 = 130.50 cubic yards of stone.

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